

Statement of Information
**Internet advertising for single residential property
located within or outside the Melbourne metropolitan
area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 23 FERGUS LANE, CRANBOURNE VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$585,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$550,000

*House

x

*unit

Suburb
or locality CRANBOURNE

Period - From 01/04/2016

to

31/03/2017

Source PRICEFINDER

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.



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