

STATEMENT OF INFORMATION

6 PEGASUS ROAD, CRANBOURNE WEST, VIC 3977

PREPARED BY DILSHAN WIJERATHNE, WISE GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 PEGASUS ROAD, CRANBOURNE WEST,  4  2  2

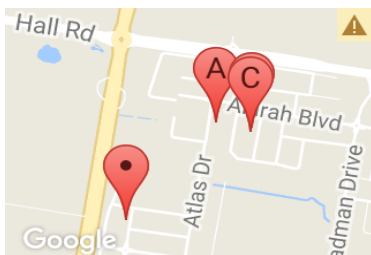
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **600,000 to 620,000**

Provided by: Dilshan Wijerathne, Wise Group

MEDIAN SALE PRICE



CRANBOURNE WEST, VIC, 3977

Suburb Median Sale Price (House)

\$485,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



15 ATLAS DR, CRANBOURNE WEST, VIC  4  2  2

Sale Price

***\$675,000**

Sale Date: 03/10/2017

Distance from Property: 455m



6 HASSETT LANE, CRANBOURNE WEST,  4  2  2

Sale Price

***\$570,000**

Sale Date: 26/09/2017

Distance from Property: 526m



8 HASSETT LANE, CRANBOURNE WEST,  4  2  2

Sale Price

***\$580,000**

Sale Date: 19/09/2017

Distance from Property: 517m



This report has been compiled on 16/11/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 PEGASUS ROAD, CRANBOURNE WEST, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

600,000 to 620,000

Median sale price

Median price

\$485,000

House

X

Unit

Suburb

CRANBOURNE WEST

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
15 ATLAS DR, CRANBOURNE WEST, VIC 3977	*\$675,000	03/10/2017
6 HASSETT LANE, CRANBOURNE WEST, VIC 3977	*\$570,000	26/09/2017
8 HASSETT LANE, CRANBOURNE WEST, VIC 3977	*\$580,000	19/09/2017