

## 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

17 Pegasus Road Cranbourne West 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

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$542,000

\*House

X

\*Unit

Suburb

Cranbourne West

Period-from

01 Nov 2017

to

31 Oct 2018

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

|   |           |           |
|---|-----------|-----------|
| 41 Lemon Grove Cranbourne West VIC 3977       | \$712,000 | 15-Aug-18 |
| 27 Fortuna Crescent Cranbourne West VIC 3977  | \$706,400 | 01-Nov-18 |
| 48 John Russell Road Cranbourne West VIC 3977 | \$685,000 | 20-Aug-18 |

OR

**B\*** ~~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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**41 Lemon Grove Cranbourne West  
VIC 3977**

4 2 2

Sold Price

**\$712,000**

Sold Date

**15-Aug-18**

Distance

**0.71km**



**27 Fortuna Crescent Cranbourne  
West VIC 3977**

4 2 2

Sold Price

**\$706,400**

Sold Date

**01-Nov-18**

Distance

**0.12km**



**48 John Russell Road Cranbourne  
West VIC 3977**

5 2 2

Sold Price

**\$685,000**

Sold Date

**20-Aug-18**

Distance

**1.1km**

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