

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2 Heracles Lane Cranbourne West VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Cranbourne West

Period-from

01 May 2020

to

30 Apr 2021

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 6 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 24 Pegasus Road Cranbourne West VIC 3977 | \$612,000 | 13-Nov-18 |
| 22 Bayley Place Cranbourne West VIC 3977 | \$548,000 | 19-May-19 |
| 28 Lemon Grove Cranbourne West VIC 3977  | \$567,000 | 02-Jul-19 |

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 6 months.~~

This Statement of Information was prepared on: 02 May 2021



**24 Pegasus Road Cranbourne West  
VIC 3977**

3 2 2

Sold Price

**\$612,000**

Sold Date

**13-Nov-18**

Distance

**0.24km**



**22 Bayley Place Cranbourne West  
VIC 3977**

3 2 2

Sold Price

**\$548,000**

Sold Date

**19-May-19**

Distance

**0.67km**



**28 Lemon Grove Cranbourne West  
VIC 3977**

3 2 2

Sold Price

**\$567,000**

Sold Date

**02-Jul-19**

Distance

**0.67km**



**11 Jupiter Crescent Cranbourne  
West VIC 3977**

3 2 2

Sold Price

**\$515,000**

Sold Date

**27-Jul-19**

Distance

**0.15km**



**16 Alice Mary Road Cranbourne  
West VIC 3977**

3 2 2

Sold Price

**\$535,000**

Sold Date

**03-Jul-19**

Distance

**0.93km**

RS = Recent sale

UN = Undisclosed Sale

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