

## 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

14 FINTONA CRESCENT 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

\$859,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jun 2021

to

31 May 2022

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

43 PEGASUS ROAD CRANBOURNE WEST VIC 3977	\$840,000	08-Mar-22
55 AQUATIC DRIVE CRANBOURNE WEST VIC 3977	\$860,000	10-Jan-22

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: 14 June 2022



### 43 PEGASUS ROAD CRANBOURNE WEST VIC 3977

Sold Price

**\$840,000**

Sold Date

**08-Mar-22**

4



2



2

Distance

-



### 55 AQUATIC DRIVE CRANBOURNE WEST VIC 3977

Sold Price

**\$860,000**

Sold Date

**10-Jan-22**

4



3



2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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