

## 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

41 Spearwood Rise 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

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Nov 2018

to

31 Oct 2019

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

8 Trumper Lane Cranbourne West VIC 3977	\$678,500	04-Jun-19
27 Pegasus Road Cranbourne West VIC 3977	\$645,000	11-Sep-19
28 Nagle Crescent Cranbourne West VIC 3977	\$635,000	06-Sep-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: 06 November 2019



**8 Trumper Lane Cranbourne West  
VIC 3977**

 4  2  2

Sold Price

**\$678,500**

Sold Date

**04-Jun-19**

Distance

**0.64km**



**27 Pegasus Road Cranbourne West  
VIC 3977**

 4  2  2

Sold Price

**\$645,000**

Sold Date

**11-Sep-19**

Distance

**0.92km**



**28 Nagle Crescent Cranbourne  
West VIC 3977**

 4  2  2

Sold Price

**\$635,000**

Sold Date

**06-Sep-19**

Distance

**0.77km**

RS = Recent sale

UN = Undisclosed Sale

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