

# 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 62 Phoenix Avenue, Cranbourne, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$595,000

&

\$650,000

### Median sale price

Median price

\$615,000

Property Type

House

Suburb

Cranbourne (3977)

Period - From

01/02/2020

to

04/02/2021

Source

Realestate.com.au

### Comparable property sales

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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
3 NILE CRESCENT, CRANBOURNE VIC 3977	\$643,800	22/01/2021
3 FISCUS COURT, CRANBOURNE VIC 3977	\$650,000	12/11/2020
27 ROBUSTA AVENUE, CRANBOURNE VIC 3977	\$657,000	25/11/2020

This Statement of Information was prepared on: 23/02/2021