

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 17 Phoenix Avenue, Cranbourne 3977

### Indicative selling price

Range between: \$480,000 to \$520,000

### Median sale price

Median Price: \$430,000 House Suburb: Cranbourne

Period - From: May 2017 Source: RP Data

### Comparable property sales

Below are the three properties sold within two kilometers 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.



#### 18 Vega Terrace Cranbourne

3 Bed 2 Bath 2 Car

Sold \$495,000  
Date Sold 20/05/17  
Land 390 SqM



#### 5 Cornwell Crescent Cranbourne East

3 Bed 2 Bath 2 Car

Sold \$495,000  
Date Sold 08/07/17  
Land 517 SqM



#### 5 Waltham Mews Cranbourne East

3 Bed 2 Bath 2 Car

Sold \$492,000  
Date Sold 22/03/17  
Land 450 SqM