

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1/14 Phelan Drive, Cranbourne North Vic 3977

Indicative selling price

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

Single price \$399,950 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$505,000 *House *unit x Suburb or locality CRANBOURNE NORTH
Period - From 01 July 2023 to 30 June 2024 Source PRICEFINDER

Comparable property sales

Either 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 six months*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)



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