

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 6 Phoenix Avenue, Cranbourne, VIC-3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$770,000 & \$840,000

Median sale price

Median price \$640,000 Property type House Suburb Cranbourne

Period - From May 2023 to May 2023 Source RP Data – Core Logic

Comparable property sales

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 six months.

This Statement of Information was prepared on: 08/09/2023