

## 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

27 PHARAOH DRIVE CRANBOURNE 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

\$670,000

&

\$737,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2021

to

31 Jul 2022

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

4 CLEOPATRA DRIVE CRANBOURNE VIC 3977	\$733,000	14-Apr-22
23 KINGDOM DRIVE CRANBOURNE VIC 3977	\$695,001	04-Jul-21
36 VEGA TERRACE CRANBOURNE VIC 3977	\$700,000	15-Jun-22

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: 10 August 2022

Micky Sidhu  
P 03 9702 2897  
M 0423230310  
E micky.sidhu@cranbourne.rh.com.au



## 4 CLEOPATRA DRIVE CRANBOURNE VIC 3977

3 2 2

Sold Price **\$733,000** Sold Date **14-Apr-22**

Distance **0.12km**

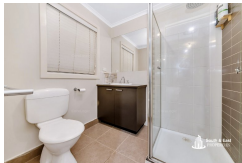


## 23 KINGDOM DRIVE CRANBOURNE VIC 3977

3 2 2

Sold Price **\$695,001** Sold Date **04-Jul-21**

Distance **0.27km**



## 36 VEGA TERRACE CRANBOURNE VIC 3977

4 2 2

Sold Price **\$700,000** Sold Date **15-Jun-22**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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