## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

ered for sa	le							
Address burb and costcode 7 I	7 Pharaoh Drive, Cranbourne Vic 3977							
elling price								
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)								
ngle price \$-	\$ \$-			or range between \$620,000			&	\$680,000
Median sale price								
\$676,000		Property	type	House (	4 Bed)	Suburb	Cranbourne	
06/12/2021	to 06/12/2021 Source https://www.realesta				state.co	te.com.au/neighbourhoods/cranbourne-		
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 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								
34 Valencia Circuit, Cranbourne Vic 3977							55,000	12/11/2021
2. 20 Bales Road, Cranbourne East Vic 3977							30,000	15/10/2021
3. 4 Belmar Street, Cranbourne Vic 3977							50,000	17/10/2021
OR  ** 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:  15/12/2021								
	Address burb and postcode  Pelling price of this price of this price of this price of this price of the price of the price of the price of the property of the	burb and postcode 7 Pharaoh postcode 7 Pharaoh postcode 7 Pharaoh	Address burb and postcode  7 Pharaoh Drive,  Plling price g of this price see consumer.vic.gov.  Ingle price  \$676,000  Property  106/12/2021  Property sales (*Delete A of are the three properties sold within the agent or agent's representative consumparable property  Illencia Circuit, Cranbourne Vic 3977  Inles Road, Cranbourne East Vic 397  Inles Road, Cranbourne Vic 3977  Inteles Road Cranbourne Vic 3977	Address burb and postcode  7 Pharaoh Drive, Cran postcode  7 Pharaoh Drive, Cran postcode  8 of this price see consumer.vic.gov.au/und price  9 of this price see consumer.vic.gov.au/und price  \$676,000 Property type  106/12/2021 to 06/12/2021 Source  106/12/2021 property sales (*Delete A or B becare the three properties sold within two kilopagent or agent's representative considers to the property sales (*Cranbourne Vic 3977)  10 property sales (*Cranbourne Vic 3977)  11 property sales (*Cranbourne Vic 3977)  12 property sales (*Cranbourne Vic 3977)  13 property sales (*Cranbourne Vic 3977)  14 property sales (*Cranbourne Vic 3977)  15 property sales (*Cranbourne Vic 3977)  16 property sales (*Cranbourne Vic 3977)  17 property sales (*Cranbourne Vic 3977)	Address burb and postcode  Planach Drive, Cranbourn  Planach Drive, Cranbourne  Planach Drive, Cran	Address burb and bostcode  7 Pharaoh Drive, Cranbourne Vic 39 burb and bostcode  7 Pharaoh Drive, Cranbourne Vic 39 burb and bostcode  8 of this price see consumer.vic.gov.au/underquoting (*Delete single price should be should	Address burb and postcode  Planach Drive, Cranbourne Vic 3977  Property sales (*Delete A or B below as applicable)  are the three properties sold within two kilometres of the property or sales (ranbourne Vic 3977  Property Property Property Sales (*Delete A or B below as applicable)  Address (*Delete A or B below as applicable)  Property sales (*Delete A or B below as applicable)  Address (*Delete A or B below as applicable)  Property sales (*Delete A or B below as applicable)  Address (*Delete A or B below as applicable)  Property sales (*Delete A or B below as applicable)  Address (*Delete A or	Address burb and postcode  Pharaoh Drive, Cranbourne Vic 3977  Pling price  of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as a right price see consumer.vic.gov.au/underquoting (*Delete single price or range as a right price see consumer.vic.gov.au/underquoting (*Delete single price or range as a right price see consumer.vic.gov.au/underquoting (*Delete single price or range as a right price see consumer.vic.gov.au/underquoting (*Delete single price or range as a right price see consumer.vic.gov.au/underquoting (*Delete single price or range as a right price see consumer.vic.gov.au/underquoting (*Delete single price or range as a right price see consumer.vic.gov.au/underquoting (*Delete single price or range as a right price see consumer.vic.gov.au/underquoting (*Delete single price or range as a right price see consumer.vic.gov.au/underquoting (*Delete single price or range as a right price see consumer.vic.gov.au/underquoting (*Delete single price or range as a right price see consumer.vic.gov.au/underquoting (*Delete single price or range as a right price or range as a right price see consumer.vic.gov.au/underquoting (*Delete single price or range as a right

