

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

12 Phoenix Avenue Cranbourne 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

or range
between

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,500

Property type

House

Suburb

Cranbourne

Period-from

01 Apr 2019

to

31 Mar 2020

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

17 Ebony Street Cranbourne VIC 3977	\$660,000	27-Oct-19
75 Phoenix Avenue Cranbourne VIC 3977	\$612,000	07-Nov-19
18 Cromwell Lane Cranbourne East VIC 3977	\$630,000	08-Oct-19

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: 16 April 2020


17 Ebony Street Cranbourne VIC 3977

Sold Price

\$660,000

Sold Date

27-Oct-19
 4  2  2

Distance

0.29km

75 Phoenix Avenue Cranbourne VIC 3977

Sold Price

\$612,000

Sold Date

07-Nov-19
 4  2  2

Distance

0.54km

18 Cromwell Lane Cranbourne East VIC 3977

Sold Price

\$630,000

Sold Date

08-Oct-19
 4  2  2

Distance

1.18km
RS = Recent sale

UN = Undisclosed Sale

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