

## 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

81 PHOENIX AVENUE 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Cranbourne

Period-from

01 Dec 2021

to

30 Nov 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

13 MASTERTON PLACE CRANBOURNE EAST VIC 3977	765000	10-Jul-22
58 PHOENIX AVENUE CRANBOURNE VIC 3977	820000	08-Nov-22
5 HECTOR DRIVE CRANBOURNE VIC 3977	785000	17-Oct-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: 12 December 2022



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### 13 MASTERTON PLACE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **765000** Sold Date **10-Jul-22**

Distance **1.15km**



### 58 PHOENIX AVENUE CRANBOURNE VIC 3977

5 2 2

Sold Price <sup>RS</sup> **820000** Sold Date **08-Nov-22**

Distance **0.06km**



### 5 HECTOR DRIVE CRANBOURNE VIC 3977

4 2 3

Sold Price <sup>RS</sup> **785000** Sold Date **17-Oct-22**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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