

# 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 3 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)

Price Range \$830,000 & \$890,000

### Median sale price

Median price \$580,000 Property Type House Suburb Cranbourne (3977)  
Period - From 01/10/2021 to 30/09/2021 Source pricefinder

### Comparable property sales

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
17 TULIP GROVE, CRANBOURNE VIC 3977	\$855,000	16/08/2021
2 FABLE WAY, CRANBOURNE EAST VIC 3977	\$830,000	03/08/2021
6 CHIEF COURT, CRANBOURNE EAST VIC 3977	\$830,000	20/08/2021

This Statement of Information was prepared on: 14/10/2021