## 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 (\*Delete single price or range as applicable)

Single Price		or range between	\$730,000	&	\$800,000			
Median sale price								
(*Delete house or unit as applicable)								
Modian Brico	\$660.000	Broporty typo	House	Suburb	Craphourpo			

Median Price	\$660,000	Prop	Property type House		House	Suburb	Cranbourne
Period-from	01 Apr 2024	to	31 Mar 2	2025	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	
62 KINGDOM DRIVE CRANBOURNE VIC 3977	\$778,000	24-Sep-24	
97 PHOENIX AVENUE CRANBOURNE VIC 3977	\$799,000	23-Oct-24	
3 TULIP GROVE CRANBOURNE VIC 3977	\$742,000	03-Feb-25	

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: 30 April 2025



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# Raine & Horne

\$799,000 Sold Date 23-Oct-24

Distance

0.32km

Micky Sidhu

- P 03 5911 5800
- M 0423230310
- E micky.sidhu@cranbourne.rh.com.au



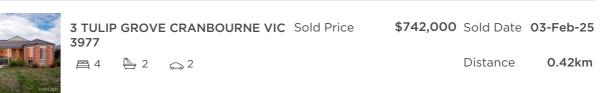
	62 KINGDOM DRIVE CRANBOURNE Sold Price VIC 3977						\$778,000 Sold Date 24-Sep			
2 N OrreLogito	圔 4	2	<u></u> 2					Distance	0.22km	

Sold Price



**97 PHOENIX AVENUE CRANBOURNE VIC 3977** 

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**RS** = Recent sale UN = Undisclosed Sale

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