

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

9 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,950

Property type

House

Suburb

Cranbourne

Period-from

01 Feb 2024

to

31 Jan 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

67 PHOENIX AVENUE CRANBOURNE VIC 3977	\$760,000	22-Oct-24
62 KINGDOM DRIVE CRANBOURNE VIC 3977	\$778,000	24-Sep-24
97 PHOENIX AVENUE CRANBOURNE VIC 3977	\$799,000	23-Oct-24

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: 18 February 2025

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**67 PHOENIX AVENUE
CRANBOURNE VIC 3977**
 4  2  2

Sold Price

\$760,000

Sold Date

22-Oct-24

Distance

0.48km

**62 KINGDOM DRIVE CRANBOURNE
VIC 3977**
 4  2  2

Sold Price

\$778,000

Sold Date

24-Sep-24

Distance

0.62km

**97 PHOENIX AVENUE
CRANBOURNE VIC 3977**
 4  2  2

Sold Price

\$799,000

Sold Date

23-Oct-24

Distance

0.62km
RS = Recent sale

UN = Undisclosed Sale

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