



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**56 Phoenix Avenue,
CRANBOURNE 3977**

House

4 beds 2 baths 2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$595,000 - \$620,000

Median sale price

Median **House** for **CRANBOURNE** for period **Oct 2019 - Nov 2019**

Sourced from realestate.com.au.

\$570,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

11 Tulip Grove,
Cranbourne 3977

Price **\$590,000** Sold 03
October 2019

62 PEPPERBUSH CCT,
Cranbourne 3977

Price **\$600,000** Sold 08
August 2019

51 BOWEN ST,
Cranbourne 3977

Price **\$622,500** Sold 20 July
2019

This Statement of Information was prepared on 22nd Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.au.

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Contact agents



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