



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 6 PHOENIX AVENUE, CRANBOURNE 3977

House

3 beds

2 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$640,000 - \$685,000**

### Median sale price

Median **House** for **CRANBOURNE** for period **May 2017 - Jun 2018**

Sourced from **corelogic**.

**\$542,115**

### Comparable property sales

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 the most comparable to the property for sale.

**6 Nile Crescent,**  
cranbourne 3977

**Price \$678,000** Sold 09  
September 2017

**40 Ebony street,**  
cranbourne 3977

**Price \$685,000** Sold 16  
December 2017

**12 Cleopatra drive,**  
cranbourne 3977

**Price \$694,000** Sold 09  
October 2017

### 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 corelogic.

#### Raine & Horne Cranbourne

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#### Contact agents



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