

# 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

11 Pharaoh Drive, Cranbourne Vic 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$-

or range between

\$670,000

&

\$720,000

### Median sale price

Median price

\$735,000

Property type

House (4 Bed)

Suburb

Cranbourne

Period -  
From

06/04/2022

to

06/04/2022

Source

<https://www.realestate.com.au/neighbourhoods/cranbourne-3977-vic>

### 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 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
1. 4 Dryandra Place, Cranbourne Vic 3977	\$750,000	02/12/2021
2. 4 Rosalie Avenue, Cranbourne Vic 3977	\$730,000	15/04/2022
3. 7 Pharaoh Drive, Cranbourne Vic 3977 (un-renovated)	\$660,000	24/12/2021

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 six months.~~

This Statement of Information was prepared on: 26/04/2022