

Property offered for sale

Street: 9 AUTHENTIC AVENUE

Suburb: CRANBOURNE SOUTHState: VICPostcode: 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: \$ 990,000 and \$ 1,100,000

Median sale price

Median price: \$

Property type: House

Suburb: Cranbourne South

Period - From: 14 / 01 / 2025 to: 14 / 07 / 2025 Source: Property Data

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	11 Ajana Drive, Cranbourne South VIC 3977 VIC 3977	\$ 1,195,000	13 / 06 / 2025
2	9 Dressage Drive, Cranbourne South VIC 3977	\$ 1,150,000	11 / 03 / 2025
3	18 Amiriilo Drive, Cranbourne South VIC 3977	\$ 1,405,0000	13 / 02 / 2025

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: 14 July 2025