

## 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

45 ENCORE BOULEVARD CRANBOURNE SOUTH VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$598,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$782,500

Property type

House

Suburb

Cranbourne South

Period-from

01 Sep 2023

to

31 Aug 2024

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

11 BONFIRE WAY CRANBOURNE SOUTH VIC 3977	\$612,000	23-Sep-23
9 BONFIRE WAY CRANBOURNE SOUTH VIC 3977	\$631,000	14-Jan-24
22 VOLUNTEER AVENUE CRANBOURNE SOUTH VIC 3977	\$615,500	03-Dec-23

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: 19 September 2024



**11 BONFIRE WAY CRANBOURNE  
SOUTH VIC 3977**

 3  2  2

Sold Price

**\$612,000**

Sold Date

**23-Sep-23**

Distance

**0.46km**



**9 BONFIRE WAY CRANBOURNE  
SOUTH VIC 3977**

 3  2  1

Sold Price

**\$631,000**

Sold Date

**14-Jan-24**

Distance

**0.46km**



**22 VOLUNTEER AVENUE  
CRANBOURNE SOUTH VIC 3977**

 3  2  2

Sold Price

**\$615,500**

Sold Date

**03-Dec-23**

Distance

**0.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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