

# 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 26 William Thwaites Boulevard, Cranbourne North, VIC 3977

### Indicative selling price

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

Price Range

\$729,000

&

\$799,000

### Median sale price

Median price

\$710,000

Property Type

House

Suburb

Cranbourne North (3977)

Period - From

01/04/2023

to

30/09/2023

Source

realestate.com.au

### Comparable property sales

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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
25 VERT AVE, NARRE WARREN SOUTH, VIC 3805	\$760,000	14/11/2023
9 PROSPERITY AVE, CRANBOURNE NORTH, VIC 3977	\$735,000	19/09/2023
11 TAUNTON CRT, NARRE WARREN SOUTH, VIC 3805	\$765,000	04/09/2023

This Statement of Information was prepared on: 08/12/2023