

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

90 Encore Boulevard Cranbourne South VIC 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$701,750

Property type

Other

Suburb

Cranbourne South

Period-from

01 Jul 2020

to

30 Jun 2021

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

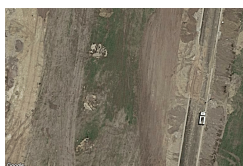
Date of sale

5 Kiwi Crescent Cranbourne South VIC 3977	\$730,000	11-Apr-21
6 Luster Circuit Cranbourne South VIC 3977	\$707,500	10-Apr-21
8 Hikari Crescent Cranbourne South VIC 3977	\$780,000	26-May-21

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: 27 July 2021



5 Kiwi Crescent Cranbourne South VIC 3977

Sold Price

\$730,000

Sold Date

11-Apr-21



4



2



2

Distance

0.03km



6 Luster Circuit Cranbourne South VIC 3977

Sold Price

\$707,500

Sold Date

10-Apr-21



4



3



2

Distance

0.42km



8 Hikari Crescent Cranbourne South VIC 3977

Sold Price

\$780,000

Sold Date

26-May-21



4



2



2

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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