

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

32 Godwin Crescent, Cranbourne North, 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

\$660,000

&

\$699,000

Median sale price

Median price

\$720,000

Property type

House

Suburb

Cranbourne North

Period - From

April 2024

to

March 2025

Source

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

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
8 Forsyth Court, Cranbourne North, Vic 3977	\$685,000	19/02/2025
20 Broome Crescent, Cranbourne North, Vic 3977	\$700,000	20/12/2024
5 Bartolo Court, Cranbourne North, Vic 3977	\$710,000	24/01/2025

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: 02/04/25