

## 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

55 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

\$615,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$792,500

Property type

House

Suburb

Cranbourne South

Period-from

01 Jun 2024

to

31 May 2025

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

9 ALLEMANDE WALK CRANBOURNE SOUTH VIC 3977	\$680,000	03-Mar-25
47 EDGAR AVENUE CRANBOURNE SOUTH VIC 3977	\$625,000	16-May-25
31 AUTHENTIC AVENUE CRANBOURNE SOUTH VIC 3977	\$650,000	04-Jan-25

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: 11 June 2025



**9 ALLEMANDE WALK  
CRANBOURNE SOUTH VIC 3977**

3 2 2

Sold Price **\$680,000** Sold Date **03-Mar-25**

Distance **0.33km**



**47 EDGAR AVENUE CRANBOURNE  
SOUTH VIC 3977**

3 2 2

Sold Price <sup>RS</sup> **\$625,000** Sold Date **16-May-25**

Distance **0.58km**



**31 AUTHENTIC AVENUE  
CRANBOURNE SOUTH VIC 3977**

3 2 2

Sold Price **\$650,000** Sold Date **04-Jan-25**

Distance **0.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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