

## 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

57 CHARLBURY CRESCENT CRANBOURNE NORTH VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$1,099,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Mar 2024

to

28 Feb 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

272 ALISMA BOULEVARD CRANBOURNE NORTH VIC 3977

\$1,120,500

16-Dec-24

13 OLIVEBANK CRESCENT CRANBOURNE NORTH VIC 3977

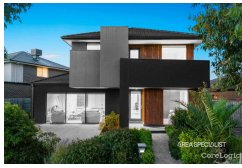
\$1,140,000

29-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: 04 March 2025



**272 ALISMA BOULEVARD  
CRANBOURNE NORTH VIC 3977**

 5  2  2

Sold Price

<sup>RS</sup>

**\$1,120,500**

Sold Date

**16-Dec-24**

Distance

**1.43km**



**13 OLIVEBANK CRESCENT  
CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup>

**\$1,140,000**

Sold Date

**29-Jan-25**

Distance

**0.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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