Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Source PriceFinder & RealEstate.com

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/address Search before being entered in this Statement of Information.

Property offered for sale

Period - From | 01.05.2024

roperty energate						
	62 Chantenay Parade, Cranbourne Noth Vic, 3977					
Indicative selling p	rice					
For the meaning of this p	rice see consume	er.vic.gov.au/under	quoting (*Delete single	price or range a	as applicable)	
Single price		or range betv	\$730,000	&	\$803,000	
Median sale price						
(*Delete house or unit as	applicable)					
Median price	\$717,000	*House X *L	Jnit Su	uburb Cranbou	urne North	

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.

09.05.2025

Address of comparable property	Price	Date of sale
1. 86 William Thwaites BVD, Cranbourne North	\$785,000	08.04.2025
2. 34 Fielstone Crescent, Cranbourne North	\$762,000	21.02.2025
3. 50 Evesham St. Cranbourne North	\$800,000	20.01.2025





34 FIELDSTONE CRES, CRANBOURNE NOR... 📇 4









\$762,000 (Normal Sale) 21/02/2025 Sale Date:

Original Price: \$740.000-\$795.000 Final Price: \$740,000-\$795,000 1128//PS627668

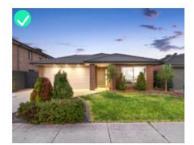
BUILT IN/WIR, CLOSE TO SCHOOLS, CLOSE ...

Property Type: House Property Area: 448m²

Original % Chg: Final % Chg: Days to Sell:

Distance:

8 330m



50 EVESHAM ST, CRANBOURNE NORTH 3... 🚍 4









Sale Price: \$800,000 (Normal Sale) Sale Date: 20/01/2025 Original Price: \$820,000 to \$880,000 \$820,000 to \$880,000 Final Price:

RPD:

Features:

Features:

1003//PS637130

Property Type: House Property Area: 481m² Original % Chg: -2.4% Final % Chg: -2.4% Days to Sell: Distance:

24 271m



86 WILLIAM THWAITES BVD, CRANBOUR... 🖹 4









Property Type: House 484m²

Property Area: Original % Chg: Final % Chg:

Days to Sell: 12 Distance: 597m



Sale Price: \$785,000 (Recent Advice - Sale) Sale Date: 08/04/2025

Original Price: \$750,000 - \$800,000 (Under Offer) \$750,000 - \$800,000 Final Price: RPD: 626//PS627598