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 (*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

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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 RS **$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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