Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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

62 Chantenay Parade, Cranbourne Noth 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 **$730,000** | & **$803,000**

Median sale price

(*Delete house or unit as applicable)

Median price **$717,000** | *House **X** | *Unit | Suburb **Cranbourne North**

Period - From **01.05.2024** **09.05.2025** | Source **PriceFinder & RealEstate.com**

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
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 2 2

Sale Price:	$762,000 (Normal Sale)	Property Type:	House
Sale Date:	21/02/2025	Property Area:	448m²
Original Price:	$740,000-$795,000	Original % Chg:	
Final Price:	$740,000-$795,000	Final % Chg:	
RPD:	1128//PS627668	Days to Sell:	8
Features:	BUILT IN/WIR, CLOSE TO SCHOOLS, CLOSE ...	Distance:	330m



50 EVESHAM ST, CRANBOURNE NORTH 3... 4 2 2

Sale Price:	$800,000 (Normal Sale)	Property Type:	House
Sale Date:	20/01/2025	Property Area:	481m²
Original Price:	$820,000 to $880,000	Original % Chg:	-2.4%
Final Price:	$820,000 to $880,000	Final % Chg:	-2.4%
RPD:	1003//PS637130	Days to Sell:	24
Features:		Distance:	271m



86 WILLIAM THWAITES BVD, CRANBOUR... 4 2 2

Sale Price:	$785,000 (Recent Advice - Sale)	Property Type:	House
Sale Date:	08/04/2025	Property Area:	484m²
Original Price:	$750,000 - $800,000 (Under Offer)	Original % Chg:	
Final Price:	$750,000 - $800,000	Final % Chg:	
RPD:	626//PS627598	Days to Sell:	12
Features:		Distance:	597m