

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 52 Chantenay Parade, Cranbourne North, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$819,000

&

\$899,000

Median sale price

Median price

\$705,000

Property Type

House

Suburb

Cranbourne North (3977)

Period - From

01/01/2023

to

01/12/2023

Source

realestate.com.au

Comparable property sales

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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
7 GALENIA STREET, CRANBOURNE NORTH VIC 3977	\$875,000	04/12/2023
40 FRESHFIELDS DRIVE, CRANBOURNE NORTH VIC 3977	\$870,000	27/02/2024
3 BUCKTHORN DRIVE, CRANBOURNE NORTH VIC 3977	\$870,000	07/02/2024

This Statement of Information was prepared on: 04/04/2024