

## 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

58 ARBOURLEA BOULEVARD 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

\$875,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$706,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Apr 2023

to

31 Mar 2024

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

78 ROSSITER RETREAT CRANBOURNE NORTH VIC 3977	\$892,000	25-Jan-24
9 FEATHERDOWN WAY CLYDE NORTH VIC 3978	\$890,000	14-Feb-24
7 GALENIA STREET CRANBOURNE NORTH VIC 3977	\$875,000	04-Dec-23

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: 16 April 2024



**78 ROSSITER RETREAT  
 CRANBOURNE NORTH VIC 3977**

 4  2  2

Sold Price **\$892,000** Sold Date **25-Jan-24**

Distance **0.89km**



**9 FEATHERDOWN WAY CLYDE  
 NORTH VIC 3978**

 4  2  2

Sold Price **\$890,000** Sold Date **14-Feb-24**

Distance **0.96km**



**7 GALENIA STREET CRANBOURNE  
 NORTH VIC 3977**

 4  2  2

Sold Price **\$875,000** Sold Date **04-Dec-23**

Distance **1.08km**

RS = Recent sale      UN = Undisclosed Sale

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