

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

4 PRESCOTT DRIVE CRANBOURNE NORTH 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

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Dec 2022

to

30 Nov 2023

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

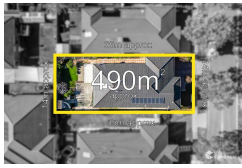
Date of sale

32 SABEL DRIVE CRANBOURNE NORTH VIC 3977	\$771,000	10-Aug-23
102 SABEL DRIVE CRANBOURNE NORTH VIC 3977	\$780,000	11-Jun-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: 02 December 2023


**32 SABEL DRIVE CRANBOURNE
NORTH VIC 3977**

Sold Price

\$771,000

Sold Date **10-Aug-23**
 4
 2
 2

Distance **1.95km**

**102 SABEL DRIVE CRANBOURNE
NORTH VIC 3977**

Sold Price

\$780,000

Sold Date **11-Jun-23**
 4
 2
 2

Distance **1.56km**
RS = Recent sale

UN = Undisclosed Sale

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