

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

84 SABEL 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

\$580,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Feb 2024

to

31 Jan 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

10 TOLPIS LANE CRANBOURNE NORTH VIC 3977	\$580,000	19-Dec-24
7 CHIVE WALK NARRE WARREN SOUTH VIC 3805	\$650,000	25-Oct-24
8 COBERLEY WAY CRANBOURNE NORTH VIC 3977	\$620,000	16-Oct-24

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: 01 February 2025

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**10 TOLPIS LANE CRANBOURNE
NORTH VIC 3977**

3 2 2

Sold Price

RS

\$580,000

Sold Date

19-Dec-24

Distance

0.57km**7 CHIVE WALK NARRE WARREN
SOUTH VIC 3805**

3 2 2

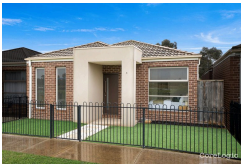
Sold Price

\$650,000

Sold Date

25-Oct-24

Distance

1km**8 COBERLEY WAY CRANBOURNE
NORTH VIC 3977**

3 2 2

Sold Price

\$620,000

Sold Date

16-Oct-24

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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