

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

12 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Mar 2020

to

28 Feb 2021

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

49 Burford Way Cranbourne North VIC 3977

\$600,000

07-Jan-21

44 Mickleham Drive Cranbourne North VIC 3977

\$590,000

20-Oct-20

36 Burford Way Cranbourne North VIC 3977

\$600,000

19-Feb-21

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.~~

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**49 Burford Way Cranbourne North
VIC 3977**

3 2 2

Sold Price

^{RS} **\$600,000**

Sold Date

07-Jan-21

Distance

1.44km



**44 Mickleham Drive Cranbourne
North VIC 3977**

3 2 2

Sold Price

\$590,000

Sold Date

20-Oct-20

Distance

1.48km



**36 Burford Way Cranbourne North
VIC 3977**

3 2 2

Sold Price

^{RS} **\$600,000**

Sold Date

19-Feb-21

Distance

1.55km



**46 Samantha Crescent Cranbourne
North VIC 3977**

3 2 2

Sold Price

\$590,000

Sold Date

17-Nov-20

Distance

1.72km



**8 Elodea Way Cranbourne North
VIC 3977**

3 2 2

Sold Price

^{RS} **\$615,000**

Sold Date

01-Mar-21

Distance

1.83km

DS DS

RS = Recent sale

UN = Undisclosed Sale

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