

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

6 CILIATA STREET 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

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

4 SABEL DRIVE CRANBOURNE NORTH VIC 3977	\$715,000	26-Sep-24
17 ABRUS CIRCUIT CRANBOURNE NORTH VIC 3977	\$725,000	02-Dec-24
68 SABEL DRIVE CRANBOURNE NORTH VIC 3977	\$749,000	11-Nov-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: 25 February 2025

**4 SABEL DRIVE CRANBOURNE
NORTH VIC 3977**

3 2 2

Sold Price **\$715,000** Sold Date **26-Sep-24**Distance **0.89km****17 ABRUS CIRCUIT CRANBOURNE
NORTH VIC 3977**

3 2 2

Sold Price **\$725,000** Sold Date **02-Dec-24**Distance **0.27km****68 SABEL DRIVE CRANBOURNE
NORTH VIC 3977**

3 2 2

Sold Price **\$749,000** Sold Date **11-Nov-24**Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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