

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 KARLSON WAY 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jun 2022

to

31 May 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

173 WHEELERS PARK DRIVE CRANBOURNE NORTH VIC 3977	\$650,000	05-Jun-23
31 PROSPERITY AVENUE CRANBOURNE NORTH VIC 3977	\$670,000	05-Apr-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: 30 June 2023


**173 WHEELERS PARK DRIVE
CRANBOURNE NORTH VIC 3977**
 3  2  2

Sold Price

^{RS} **\$650,000** Sold Date **05-Jun-23**

Distance **1.3km**

**31 PROSPERITY AVENUE
CRANBOURNE NORTH VIC 3977**
 3  2  2

Sold Price

^{RS} **\$670,000** Sold Date **05-Apr-23**

Distance **0.21km**
RS = Recent sale

UN = Undisclosed Sale

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