

## 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

9 KARLSON WAY CRANBOURNE NORTH VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### 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

4 SABEL DRIVE CRANBOURNE NORTH VIC 3977	\$715,000	26-Sep-24
34 BURFORD WAY CRANBOURNE NORTH VIC 3977	\$730,000	08-Aug-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: 05 February 2025



**4 SABEL DRIVE CRANBOURNE  
NORTH VIC 3977**

3 2 2

Sold Price **\$715,000** Sold Date **26-Sep-24**

Distance **0.26km**



**34 BURFORD WAY CRANBOURNE  
NORTH VIC 3977**

3 2 2

Sold Price **\$730,000** Sold Date **08-Aug-24**

Distance **1.35km**



**68 SABEL DRIVE CRANBOURNE  
NORTH VIC 3977**

3 2 2

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

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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