
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	97 Sabel Drive, Cranbourne North
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$560,000	&	\$600,000
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Median sale price

Median price	\$595,000	House	x	Suburb	Cranbourne North
Period - From	October 2017	to	December 2017	Source	pricefinder.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 48 William Thwaites Boulevard, Cranbourne North	\$581,000	11/12/2017
2. 22 Prescott Drive, Cranbourne North	\$598,000	04/12/2017
3. 14 Sagan Drive, Cranbourne North	\$570,150	22/11/2017

Property data source: pricefinder.com.au. Generated on **24 January 2018**.