

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	28 Sagan Drive, Cranbourne North, VIC 3977
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Indicative selling price

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

Price Range	\$789,000	&	\$839,000
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Median sale price

Median price	\$695,000	Property Type	House	Suburb	Cranbourne North (3977)
Period - From	01/02/2023	to	31/01/2024	Source	PropTrack

Comparable property sales

A These are two 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
41 TILDEN RISE, CRANBOURNE NORTH VIC 3977	\$830,000	20/12/2023
12 MERLIN DRIVE, CRANBOURNE NORTH VIC 3977	\$810,000	02/01/2024

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 six months.

This Statement of Information was prepared on: 13/02/2024