

## 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

20 Sabel Drive 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

\$545,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jul 2019

to

30 Jun 2020

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

1 Paratea Lane Cranbourne North VIC 3977	\$570,000	28-Feb-20
25 Mickleham Drive Cranbourne North VIC 3977	\$562,000	10-May-20

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.

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## OBrien Real Estate

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### 1 Paratea Lane Cranbourne North VIC 3977

3 2 2

Sold Price

**\$570,000**

Sold Date **28-Feb-20**

Distance **0.05km**



### 25 Mickleham Drive Cranbourne North VIC 3977

3 2 2

Sold Price

**\$562,000**

Sold Date **10-May-20**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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