

# 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 44 Karawarra Circuit, 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)

Price Range

\$760,000

&

\$830,000

### Median sale price

Median price

\$578,000

Property Type

House

Suburb

Berwick (3806)

Period - From

01/03/2020

to

28/02/2021

Source

Corelogic

### 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 |
|--|-----------|--------------|
| 9 FIELDSTONE CRESCENT, CRANBOURNE NORTH VIC 3977 | \$810,000 | 08/01/2021   |
| 12 BIBURY STREET, CRANBOURNE NORTH VIC 3977      | \$825,000 | 16/10/2020   |
| 7 WOODSTOCK DRIVE, CRANBOURNE NORTH VIC 3977     | \$762,000 | 01/11/2020   |

This Statement of Information was prepared on: 05/03/2021