

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 63 Sabel Drive, Cranbourne North, VIC 3977

Indicative selling price

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

Price Range

\$680,000

&

\$748,000

Median sale price

Median price

\$585,000

Property Type

House

Suburb

Cranbourne North (3977)

Period - From

01/04/2020

to

31/03/2021

Source

corelogic

Comparable property sales

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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
16 GLADIOLUS CIRCUIT, CRANBOURNE NORTH VIC 3977	\$675,000	20/10/2020
7 ESPRIT AVENUE, CRANBOURNE NORTH VIC 3977	\$711,000	04/11/2020
37 PROSPERITY AVENUE, CRANBOURNE NORTH VIC 3977	\$730,250	23/04/2021

This Statement of Information was prepared on: 27/04/2021