

# 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

18 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) (\*Delete single price or range as applicable)

Range Between \$870,000 and \$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$717,500 \*Unit/House x Suburb CRANBOURNE NORTH

Period - From 01/10/24 to 31/12/24 Source Pricefinder

### 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 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
8 BIBURY ST, CRANBOURNE NORTH, VIC 3977	\$980,000	10/02/2024
20 TILIA DR, CRANBOURNE NORTH, VIC 3977	\$860,000	13/02/2024
56 LINDEN TREE WAY, CRANBOURNE NORTH, VIC 3977	\$940,000	23/04/2024

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 six months.~~

This Statement of Information was prepared on: 10/05/2024