

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 38 Sabel Drive, Cranbourne North, VIC 3977

Indicative selling price

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

Price Range

\$729,000

&

\$799,000

Median sale price

Median price

\$695,000

Property Type

House

Suburb

Cranbourne North (3977)

Period - From

01/02/2023

to

31/01/2023

Source

PropTrack

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
37 CHANTENAY PARADE, CRANBOURNE NORTH VIC 3977	\$745,000	14/11/2023
15 CHARLBURY CRESCENT, CRANBOURNE NORTH VIC 3977	\$755,000	04/10/2024
12 JEFFERSON AVENUE, CRANBOURNE NORTH VIC 3977	\$785,000	19/09/2023

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