

## 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

3 AMBURLA DRIVE CRANBOURNE NORTH VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Mar 2024

to

28 Feb 2025

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 50 CHANTENAY PARADE CRANBOURNE NORTH VIC 3977 | \$680,000 | 07-Jan-25 |
| 17 ABRUS CIRCUIT CRANBOURNE NORTH VIC 3977    | \$725,000 | 02-Dec-24 |
| 9 KARLSON WAY CRANBOURNE NORTH VIC 3977       | \$735,000 | 03-Mar-25 |

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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Gerard McRae  
P 03 9707 0556  
M 0409 400 635  
E gerard.mcrae@obrienrealestate.com.au



**50 CHANTENAY PARADE  
CRANBOURNE NORTH VIC 3977**

 3  2  2

Sold Price **\$680,000** Sold Date **07-Jan-25**

Distance **0.89km**



**17 ABRUS CIRCUIT CRANBOURNE  
NORTH VIC 3977**

 3  2  2

Sold Price **\$725,000** Sold Date **02-Dec-24**

Distance **0.99km**



**9 KARLSON WAY CRANBOURNE  
NORTH VIC 3977**

 3  2  2

Sold Price <sup>RS</sup> **\$735,000** Sold Date **03-Mar-25**

Distance **1.51km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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