

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

11 SAGAN DRIVE CRANBOURNE NORTH VIC 3977

Indicative selling price

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

Single-Price

or range
between

\$799,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,250

Property type

House

Suburb

Cranbourne North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

Address of comparable property	Price	Date of sale
13 BLANDFORD CRESCENT NARRE WARREN SOUTH VIC 3805	\$880,000	02-Apr-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.

This Statement of Information was prepared on: 28 August 2025

**13 BLANDFORD CRESCENT NARRE
WARREN SOUTH VIC 3805**

Sold Price

\$880,000

Sold Date

02-Apr-25 4 2 2

Distance

0.19km**RS** = Recent sale**UN** = Undisclosed Sale

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