

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 GABRIELLA COURT 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

\$790,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

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

96 WAVERLEY PARK DRIVE CRANBOURNE NORTH VIC 3977	\$800,000	21-Mar-25
14 NORFORD COURT CRANBOURNE NORTH VIC 3977	\$820,000	25-Jun-25
14 FOREST OAK COURT CRANBOURNE VIC 3977	\$815,000	02-May-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: 23 July 2025

Yogi Patel
P 1300 255 283
M 0451719161
E yogi.patel@allavenues.com.au



**96 WAVERLEY PARK DRIVE
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price **\$800,000** Sold Date **21-Mar-25**

Distance **1.24km**



**14 NORFORD COURT
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price ^{RS} **\$820,000** Sold Date **25-Jun-25**

Distance **0.47km**



**14 FOREST OAK COURT
CRANBOURNE VIC 3977**

4 2 2

Sold Price **\$815,000** Sold Date **02-May-25**

Distance **0.48km**

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

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.