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	2 WALDEN 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	$890,000	&	$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$721,000	Property type	House	Suburb	Cranbourne North
Period-from	01 Apr 2024	to	31 Mar 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
9 WALDEN COURT CRANBOURNE NORTH VIC 3977	$930,088	27-Mar-25
21 NATURE CIRCUIT CRANBOURNE NORTH VIC 3977	$915,000	11-Oct-24

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: 10 April 2025

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9 WALDEN COURT CRANBOURNE NORTH VIC 3977

5 2 2

Sold Price RS $930,088 Sold Date 27-Mar-25

Distance 0.06km



21 NATURE CIRCUIT CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price $915,000 Sold Date 11-Oct-24

Distance 0.56km

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

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