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	6 WAKEFIELD 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	$695,000	&	$745,000

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	31 May 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
1 LOWTHER COURT CRANBOURNE NORTH VIC 3977	$695,000	26-Feb-25
4 ARNOTT STREET CRANBOURNE NORTH VIC 3977	$705,000	11-Mar-25
33 LANSELL DRIVE CRANBOURNE NORTH VIC 3977	$731,600	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: 05 June 2025