

# 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 Waverley park drive, Cranbourne North, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$600,000

&

\$660,000

### Median sale price

Median price

\$696,000

Property Type

House

Suburb

Cranbourne North (3977)

Period - From

01/07/2021

to

30/06/2022

Source

Pricefinder

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
56 ENDEAVOUR DRIVE, CRANBOURNE NORTH VIC 3977	\$651,000	07/04/2022
6 TAMWORTH COURT, CRANBOURNE VIC 3977	\$640,000	12/05/2022
2 lonsdale crescent Cranbourne north	\$657,500	30/03/2022

This Statement of Information was prepared on: 03/08/2022