

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	15 Wakefield Court Cranbourne North, 3977
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$550,000 & \$595,000
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Median sale price

Median price	\$700,000	Property Type	HOUSE	Suburb	CRANBOURNE NORTH
Period - From	31-May-2022	to	30-Apr-2023	Source	REA

Comparable property sales

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
1	407 south Gippsland highway, Cranbourne North	\$625,000	31-Jan-2023
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	9 Gray Street, Cranbourne North	\$576,500	17-Dec-2022

This statement of information was prepared on 13-Jul-2023 at 12:34:22 PM EST