

STATEMENT OF INFORMATION

For single residential property located in the Melbourne metropolitan area

PROPERTY OFFERED FOR SALE	
Address	4 Blackberry Alley, Cranbourne North VIC 3977
Property type	House
Accommodation	3 bedrooms 2 bathrooms 3 living areas double garage (2 cars)
Land size	_____ m ²
Method of sale	Private Sale
Agent	Sakura Realty (New Beginnings) — Raghu Veer Kosaraju

1. INDICATIVE SELLING PRICE

\$760,000 – \$800,000

The indicative selling price is a range of 5.3%, within the maximum 10% permitted. It is not less than the estimated selling price stated in the signed sales authority, the vendor's asking price, or any written offer rejected by the vendor.

2. MEDIAN SALE PRICE

Suburb	Cranbourne North VIC 3977
Property type	House
Period	12 months to _____ 2026
Median sale price	\$ _____
Source	_____ (e.g. CoreLogic RP Data / PriceFinder / REIV)

3. COMPARABLE PROPERTY SALES

Three properties of the same type sold within the last six months and located within two kilometres of the property offered for sale.

Address of comparable property	Price	Date of sale
1. 10 Kibo Court, Cranbourne North VIC 3977 3 bed 2 bath 2 car House	\$805,000	11 June 2026
2. 60 Hamilton Drive, Cranbourne North VIC 3977 3 bed 2 bath 2 car 598 m ² House	\$781,500	21 July 2026
3. 83 Karawarra Circuit, Cranbourne North VIC 3977 3 bed 2 bath 2 car 396 m ² House	\$755,000	27 July 2026

All three comparable properties are houses sold within the preceding six months and located within two kilometres of the property offered for sale.

Statement prepared on	_____ / _____ / 2026
Prepared by	Raghu Veer Kosaraju, Sakura Realty (New Beginnings)

This Statement of Information must be updated and re-issued whenever the indicative selling price changes. It must appear in the online listing, be displayed at every open for inspection, and be provided to any prospective buyer who requests it in writing within two business days.