



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 15 Marsden Court, CRANBOURNE NORTH 3977

### Indicative selling price

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

**Range \$475,000 - \$520,000**

### Median sale price

Median **House** for **CRANBOURNE NORTH** for period **Feb 2018 - Jan 2019**  
Sourced from **corelogic**.

**\$590,000**

### 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 the most comparable to the property for sale.

**18 hamilton dr,**  
Cranbourne North 3977

Price **\$505,000** Sold 14  
August 2018

**37 blaxland av,**  
Cranbourne North 3977

Price **\$480,000** Sold 26  
August 2018

**16 Coriyule court,**  
Cranbourne North 3977

Price **\$475,000** Sold 28  
January 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from corelogic.

### Independent Estate Agents

PO Box 5636,  
Cranbourne VIC 3977

### Contact agents



Harry Issar

0433 301 181

[harry@independentestateagents.com.au](mailto:harry@independentestateagents.com.au)

