

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

8 Marsden 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Dec 2018

to

30 Nov 2019

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

20 Denham Crescent Cranbourne North VIC 3977	\$550,000	06-Aug-19
35 Pepperbush Circuit Cranbourne VIC 3977	\$556,000	01-Aug-19
11 Kibo Court Cranbourne North VIC 3977	\$599,999	15-Jul-19

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: 12 December 2019



20 Denham Crescent Cranbourne North VIC 3977

Sold Price

\$550,000

Sold Date

06-Aug-19

 4  2  3

Distance

1.27km



35 Pepperbush Circuit Cranbourne VIC 3977

Sold Price

\$556,000

Sold Date

01-Aug-19

 3  2  2

Distance

1.12km



11 Kibo Court Cranbourne North VIC 3977

Sold Price

\$599,999

Sold Date

15-Jul-19

 4  2  2

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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