

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

15 Mariner Close 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

\$560,000

Property type

House

Suburb

Cranbourne North

Period-from

01 May 2019

to

30 Apr 2020

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

9 Mariner Close Cranbourne North VIC 3977	\$590,000	13-Apr-20
21 Frances Crescent Cranbourne North VIC 3977	\$560,000	28-Dec-19
3 Snowdonia Road Cranbourne North VIC 3977	\$593,000	15-Nov-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.~~

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9 Mariner Close Cranbourne North VIC 3977

4 2 2

Sold Price

\$590,000

Sold Date

13-Apr-20

Distance

0.05km



21 Frances Crescent Cranbourne North VIC 3977

4 2 2

Sold Price

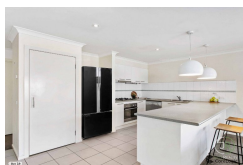
\$560,000

Sold Date

28-Dec-19

Distance

0.35km



3 Snowdonia Road Cranbourne North VIC 3977

4 2 2

Sold Price

\$593,000

Sold Date

15-Nov-19

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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