

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 2 Maplewood 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 \$650,000 - \$680,000**

### Median sale price

Median **House** for **CRANBOURNE NORTH** for period **Jun 2018 - May 2019**  
Sourced from **Core Logic RP Data**.

**\$585,000**

### 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.

**25 Epsom Lane**,  
Cranbourne North 3977

Price **\$684,900** Sold 24  
January 2019

**9 Wallagra Court**,  
Narre Warren South 3805

Price **\$700,000** Sold 15 April  
2019

**39 Armitage Drive**,  
Narre Warren South 3805

Price **\$685,000** Sold 13  
February 2019

This Statement of Information was prepared on 16th Sep 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 Core Logic RP Data.

House



4 Beds



2 baths



2 parking

CASEY CENTRAL

### Casey Central Real Estate

400 Cranbourne Road,  
Narre Warren South VIC 3805

### Contact agents



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