



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 12 Hindmarsh Court, CRANBOURNE NORTH 3977

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$580,000 - \$638,000**

### Median sale price

Median **House** for **CRANBOURNE NORTH** for period **Oct 2019 - Nov 2019**

Sourced from **RP Data**.

**\$505,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**7 Vincent Court,**  
Cranbourne North 3977

Price **\$561,700** Sold 11  
November 2019

**88 Waverley Park Drive,**  
Cranbourne North 3977

Price **\$595,000** Sold 06  
November 2019

**4 Flax Court,**  
Cranbourne North 3977

Price **\$585,000** Sold 22  
October 2019

This Statement of Information was prepared on 3rd Dec 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 RP Data.

### Ray White Cranbourne

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### Contact agents



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**RayWhite**