

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 4 WALDEN 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 \$670,000 - \$695,000**

### Median sale price

Median **House** for **CRANBOURNE NORTH** for period **Aug 2018 - Jul 2019**

Sourced from **corelogic**.

**\$580,000**

### 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.

**112 ROSEBANK DRIVE,**  
CRANBOURNE NORTH 3977

Price **\$675,000** Sold 08  
October 2019

**3 ELKEDRA WAY,**  
CRANBOURNE NORTH 3977

Price **\$675,000** Sold 11  
August 2019

**121 ROSEBANK DRIVE,**  
CRANBOURNE NORTH 3977

Price **\$680,000** Sold 25 June  
2019

This Statement of Information was prepared on 9th Oct 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.

### Area Specialist Casey

Shop 8/28-32 Gloucester Ave,  
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### Contact agents



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