

approx.

32m  
approx.

448m<sup>2</sup>  
(approx)

32m  
approx.

### Statement of Information

Sections 47AF of the Estate Agents Act 1980

## 15 MARSHY AVE, CRANBOURNE EAST 3977

House

AREASPECIALIST

#### Indicative selling price

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

**Range \$370,000 - \$385,000**

#### Median sale price

Median **House** for **CRANBOURNE EAST** for period **Apr 2018 - May 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$560,000**

#### 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.

**20 Celtic Drive,**  
Cranbourne East 3977

Price **\$378,000** Sold 28  
March 2018

**37 Pepper Street,**  
Cranbourne East 3977

Price **\$385,000** Sold 29  
March 2018

**lot 129 Mare Close (Allanvale),**  
Cranbourne East 3977

Price **\$385,000** Sold 16  
January 2018

#### 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 [realestate.com.au](http://realestate.com.au).

#### Area Specialist Casey

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