

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 4 Stone 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) (\*Delete single price or range as applicable)

Single price \$\* or range between \$500,000 & \$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$466,750 \*House ☒ \*Unit ☐ Suburb Cranbourne North

Period - From Aug 17 to Jul 17 Source Core Logic

### 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 six 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
1 14 Kurrajong Court, Cranbourne North	\$577,500	05-Jul-17
2 3 Filbert Court, Cranbourne North	\$539,000	27-Feb-17
3 59 Courtenay Ave, Cranbourne North	\$521,000	17-Jul-17