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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

5 McLaren Avenue Cranbourne VIC 3977

 3  1  2

## Indicative Selling Price

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

Range between \$460,000 & \$500,000













## Median Sale Price

\$540,000 Houses in Cranbourne between Sep 2017 - Aug 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>86 Sladen Street Cranbourne VIC 3977</b>	Sold Price	<b>\$480,000</b>	Sold Date	<b>21-Jun-18</b>
	 3  2  2			Distance	<b>0.7km</b>
	<b>18 Valerie Drive Cranbourne VIC 3977</b>	Sold Price	<b>\$460,000</b>	Sold Date	<b>05-Jun-18</b>
	 3  1  2			Distance	<b>0.76km</b>
	<b>20 Valepark Crescent Cranbourne VIC 3977</b>	Sold Price	<b>\$507,000</b>	Sold Date	<b>12-Jul-18</b>
	 3  1  1			Distance	<b>0.92km</b>

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