



# OBrien Real Estate

## 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 1325 Ballarto Road Cranbourne East

### 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 \$5Million & \$5.3Million

### Median sale price

(\*Delete house or unit as applicable)

Median price \$338,000 \*House X \*Unit Suburb Cranbourne East

Period - From March 2017 to February 2018 Source Rp data – 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
1345 Ballarto Road Cranbourne East	\$8,8Million	27/Jun/17
6 Nelson Street Cranbourne East	\$8,030Million	02/Mar/18
1365 Ballarto Road Cranbourne East	\$10,670Million	19/Dec/17

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