# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Address Including suburb and postcode

3 Kurt Place, Cranbourne Vic 3977

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$525,000

# Median sale price

Median price	\$550,000	Hou	ise X	Unit		Sub	urb Cranbourne
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

# 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.

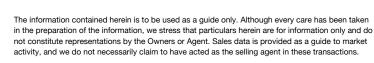
Add	dress of comparable property	Price	Date of sale
1	14 Stanley St CRANBOURNE 3977	\$556,561	23/10/2017
2	93 Cameron St CRANBOURNE 3977	\$545,000	19/08/2017
3	9 Butler Ct CRANBOURNE 3977	\$530,000	12/12/2017

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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# 3 Kurt Place, Cranbourne Vic 3977





Rooms: Property Type: house Land Size: 739 sqm approx Agent Comments potential development site.

**Indicative Selling Price** \$525.000 Median House Price December guarter 2017: \$550,000

# **Comparable Properties**





Price: \$556.561 Method: Private Sale Date: 23/10/2017

**i i** 1

**-** 3

3

### Rooms: 4 Property Type: House Land Size: 723 sqm approx

93 Cameron St CRANBOURNE 3977 (REI)

**6** 2

14 Stanley St CRANBOURNE 3977 (REI)

**6** 2

Agent Comments

Agent Comments

Agent Comments

Price: \$545,000 Method: Auction Sale Date: 19/08/2017 Rooms: -Property Type: House (Res) Land Size: 764 sqm approx



9 Butler Ct CRANBOURNE 3977 (REI)



**2** 

Price: \$530,000 Method: Private Sale Date: 12/12/2017 Rooms: 4 Property Type: House Land Size: 758 sqm approx

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propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

