

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

3 Royaloak Crescent, Cranbourne East VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$350,000

or range between

Median sale price

(*Delete house or unit as applicable)

Median price

\$275,000

*House

*Unit

Suburb

Cranbourne East VIC 3977

Period - From

1 OCT 2017

to

31 OCT 2017

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
1. 51 Bathgate Crescent Cranbourne East, VIC, 3977	\$325,000	18 Apr 2017
2. 6 Bankton Avenue Cranbourne East VIC 3977	\$360,000	5 Sep 2017
3. 9 Bathgate Crescent Cranbourne East VIC 3977	\$365,000	15 Aug 2017