

## Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

77 Stately Drive, 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

\$ 529,000

&

\$549,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 465,000

\*House

Y

Unit

Suburb  
or locality

Cranbourne East

Period - From

Fen 2016

to

Feb 2017

Source

Core Logic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 4 Stag Close Cranbourne East, VIC, 3977      | \$ 550,000 | 14 Mar 2017  |
| 2 3 Avalon Crescent Cranbourne East, VIC, 3977 | \$ 515,000 | 28 Feb 2017  |
| 3 8 Firebird Street Cranbourne East, VIC, 3977 | \$ 530,000 | 17 May 2017  |