

## 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 7 Jamela Court Cranbourne

### 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 \$410,000 & \$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$469,944 \*House # \*Unit Suburb Cranbourne

Period - From Nov 6 to Oct 17 Source 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
12 Torram Crescent Cranbourne	\$440,000	3/7/17
11 Donnelly Court Cranbourne	\$450,000	18/6/17
15 Clairmont Avenue Cranbourne	\$442,000	19/6/17