

Julian Coxon

P 0359909400

M 0404058666

E jcoxon@barryplant.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

1 Ruffles Court Cranbourne West VIC 3977

 3  2  1

Indicative Selling Price

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

Range between \$450,000 & \$495,000

Median Sale Price

\$535,686 Houses in Cranbourne west between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**8 Allemby Drive Cranbourne West
VIC 3977**

 3  1  2

Sold Price

\$465,500

Sold Date

06-Sep-18

Distance

0.05km



**6 Ruffles Court Cranbourne West
VIC 3977**

 3  2  1

Sold Price

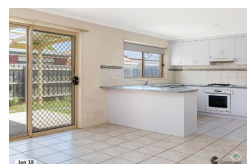
\$515,000

Sold Date

17-Apr-18

Distance

0.06km



**24 Breamlea Way Cranbourne West
VIC 3977**

 3  2  2

Sold Price

\$450,000

Sold Date

15-Jun-18

Distance

0.31km

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