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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

11 Fenfield Street Cranbourne VIC 3977

 3  1  2

Indicative Selling Price

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

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

Median Sale Price

\$530,000 Houses in Cranbourne between 01 Apr 2018 - 31 Mar 2019

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.

	6 Carole Court Cranbourne VIC 3977	Sold Price	\$457,000	Sold Date	21-Jan-19
	 3  1 			Distance	0.79km
	259 Monahans Road Cranbourne West VIC 3977	Sold Price	\$490,000	Sold Date	12-Dec-18
	 3  2 			Distance	0.8km
	75 Lesdon Avenue Cranbourne VIC 3977	Sold Price	\$470,000	Sold Date	14-Nov-18
	 4  2 			Distance	0.89km

RS = Recent sale UN = Undisclosed Sale

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