

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 6 Ben Hall Street 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 \$* or range between \$610,000 & \$671,000

Median sale price

(*Delete house or unit as applicable)

Median price \$581,731 *House x *Unit Suburb Cranbourne East

Period - From 30/09/2018 to 31/10/2018 Source RP Data

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
118 Flash Dan Drive Cranbourne East VIC 3977	\$649,000	04/06/2018
212 Dalton Way Cranbourne East VIC 3977	\$612,000	30/06/2018
3 7 Starlight Rise Cranbourne East VIC 3977	\$690,000	09/11/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.