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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

3 Westport Grove Cranbourne VIC 3977

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

## Median Sale Price




\$520,000 Houses in Cranbourne between 01 Jul 2018 - 30 Jun 2019




Source: CoreLogic

## Comparable Property Sales




These are the three properties sold within two 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.



<b>18 Portrush Terrace Cranbourne VIC 3977</b>	<b>Sold Price</b>	<b>\$615,000</b>	<b>Sold Date</b>	<b>15-Mar-19</b>
 4  2  2			<b>Distance</b>	<b>0.66km</b>

<b>1 Lochgreen View Cranbourne VIC 3977</b>	<b>Sold Price</b>	<b>-</b>	<b>Sold Date</b>	<b>30-Mar-19</b>
 4  2  2			<b>Distance</b>	<b>0.69km</b>



<b>18 Broadstone Way Cranbourne VIC 3977</b>	<b>Sold Price</b>	<b>\$640,000</b>	<b>Sold Date</b>	<b>08-Mar-19</b>
 4  2  2			<b>Distance</b>	<b>1.09km</b>

RS = Recent sale      UN = Undisclosed Sale

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