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## UNIT Offered for Sale

1/41-45 Valencia Circuit Cranbourne VIC 3977

 2  1  1

## Indicative Selling Price

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

Range between \$382,000 & \$420,000

## Median Sale Price

\$375,000 Units in Cranbourne between Aug 2017 - Jul 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.



**3/15 Fairfield Street Cranbourne  
VIC 3977**

 2  1  1

Sold Price **\$415,000** Sold Date **05-Jun-18**

Distance **0.93km**



**8/7-9 Tucker Street Cranbourne  
VIC 3977**

 2  1  1

Sold Price **\$425,000** Sold Date **27-Feb-18**

Distance **1.17km**



**1/7-9 Tucker Street Cranbourne VIC  
3977**

 2  1  1

Sold Price **\$403,000** Sold Date **28-Feb-18**

Distance **1.18km**

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