

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 9 Atherton Way, Cranbourne West 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 \$640,000 & \$677,500

Median sale price

(*Delete house or unit as applicable)

Median price \$526,500 *House Suburb Cranbourne West

Period - From Jun 2017 to May 2018 Source CoreLogic 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 |
|--|-----------|--------------|
| 1 30 Alarah Boulevard, Cranbourne West VIC 3977 | \$645,000 | 28/2/18 |
| 2 87 John Russell Road, Cranbourne West VIC 3977 | \$640,000 | 5/2/18 |
| 3 3 Aphrodite Way, Cranbourne West VIC 3977 | \$675,000 | 9/1/18 |