

## 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

28 Ruffy Dve Cranbourne

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$570,000 & \$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$540,000 \*House X \*Unit Suburb Cranbourne

Period - From Jun2 2018 to May 2019 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
1 21 Tulip Grove Cranbourne	\$ 599,000	05 Mar 2019
2 12 Aries Street Cranbourne	\$ 595, 000	18 Feb 2019
3 47 Monahans Rd Cranbourne West	\$ 560,000	20 Feb 2019

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.