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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

3 Merano Circuit Cranbourne South VIC 3977

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## Indicative Selling Price

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

Range between \$340,000 & \$360,000




## Median Sale Price




\$357,500 Lands in Cranbourne south between 01 Aug 2018 - 31 Jul 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>4 Merano Circuit Cranbourne South VIC 3977</b>	Sold Price	<b>\$350,000</b>	Sold Date	<b>13-Feb-18</b>
 4  2  -			Distance	<b>0.05km</b>

<b>6 Merano Circuit Cranbourne South VIC 3977</b>	Sold Price	<b>\$350,000</b>	Sold Date	<b>13-Feb-18</b>
 -  -  -			Distance	<b>0.05km</b>



<b>34 Merano Circuit Cranbourne South VIC 3977</b>	Sold Price	<b>\$380,000</b>	Sold Date	<b>13-Feb-18</b>
 -  -  -			Distance	<b>0.08km</b>

RS = Recent sale      UN = Undisclosed Sale

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