

## 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

149 Lineham Drive, Cranbourne East 3977

### 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 \$420,000 & \$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$540,000 \*House ☒ \*Unit ☐ Suburb Cranbourne East

Period - From 01/02/2018 to 01/02/2019 Source Realestate.com.au

### 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. 3 Daws Street, Cranbourne East 3977	\$452,500	22/09/2018
2. 16 Burchill Avenue, Cranbourne East 3977	\$442,000	18/10/2018
3. 166 Selandra Boulevard, Clyde North 3978	\$475,000	23/01/2019

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.

