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## HOUSE Offered for Sale

48 John Russell Road Cranbourne West VIC 3977

 4  2  2

## Indicative Selling Price

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

Range between \$670,000 & \$699,000

## Median Sale Price

\$530,000 Houses in Cranbourne west 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.



**87 John Russell Road Cranbourne West VIC 3977**

 4  2  2

Sold Price **\$640,000** Sold Date **05-Feb-18**

Distance **0.09km**



**78 Ranfurlie Boulevard Cranbourne West VIC 3977**

 4  4  3

Sold Price **\$890,000** Sold Date **15-Jan-18**

Distance **0.11km**



**11 Scarlet Ash Drive Cranbourne West VIC 3977**

 4  2  2

Sold Price **\$715,000** Sold Date **25-May-18**

Distance **0.46km**

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