

## 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 3 Elkedra Way, Cranbourne North, VIC, 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 \$620,000 & \$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$580,000 \*House X \*Unit Suburb Berwick

Period - From April 2017 to March 2018 Source CoreLogic

### 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
1 268 Alisma Boulevard, Cranbourne North, VIC, 3977	\$645,000	24/05/2019
2 7 Epsom Lane, Cranbourne North, VIC, 3977	\$654,900	12/06/2019
3 112 Alisma Boulevard, Cranbourne North	\$640,000	17/06/2019

