

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 Howden Street Cranbourne East Vic 3977

Indicative selling price

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

Single price or range between \$590,000 & \$640,000

Median sale price

(*Delete house or unit as applicable)

Median price 565,000 *House ☒ *Unit ☐ Suburb Cranbourne East

Period - From 01 June 2018 to 31 May 2019 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 13 Bankston Avenue Cranbourne East VIC 3977 | \$576,000 | 24/02/2019 |
| 2 11 Bellsquarry Avenue Cranbourne East VIC 3977 | \$582,500 | 14/02/2019 |
| 3 39 Burchill Avenue Cranbourne East VIC | \$615,000 | 03/03/2019 |