

## 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

13 Pipetrack Circuit, Cranbourne East 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

\$495,000

&

\$544,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$

\*House

X

\*Unit

Suburb

Cranbourne East VIC 3977

Period - From

NOV 2016

to

DEC 2017

Source

RP DATA – CORE LOGIC

### 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. 6 Tyndall Street Cranbourne East VIC 3977	\$520,000	25/9/2017
2. 52 Bradford Drive Cranbourne East VIC 3977	\$540,000	2/9/2017
3. 35 Archers Field Drive Cranbourne East VIC 3977	\$530,000	5/9/2017