

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	28 Fintona Crescent Cranbourne West VIC 3977
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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	\$640,000	&	\$690,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$484,750	*House	X	*Unit		Suburb	Cranbourne West
Period - From	Jan 2017	to	Dec 2017	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
26 Fintona Crescent Cranbourne West VIC 3977	\$705,000	06-Oct-17
20 Fintona Crescent Cranbourne West VIC 3977	\$650,888	09-Aug-17
28 Alarah Boulevard Cranbourne West VIC 3977	\$726,000	04-Sep-17