

## 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 3/15 FAIRFIELD STREET CRANBOURNE

### 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 \$395,000 & \$434,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$360,000 \*House \*Unit x Suburb CRANBOURNE

Period - From MAR 2017 to FEB 2018 Source CORE LOGIC RP DATA

### 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
1/1 FAIRFIELD STREET CRANBOURNE VIC 3977	\$420,000	15-JAN-18
8/7-9 TUCKER STREET CRANBOURNE VIC 3977	\$425,000	27-FEB-18
2/16 ROBERTS ROAD CRANBOURNE VIC 3977	\$440,000	06-FEB-18

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

