

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	96 William Thwaites Boulevard, Cranbourne North
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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	\$580,000	&	\$630,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$496,000	*House	X	*Unit		Suburb	Cranbourne North
Period - From	Dec 2016	to	Nov 2017	Source	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 32 Mountainview Boulevard, Cranbourne North	\$638,500	01/10/2017
2 15 Abrus Cct Cranbourne North	\$620,000	16/10/2017
3 4 Olivebank Crescent Cranbourne North	\$585,000	31/07/2017

