

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 15 Abrus Circuit, Cranbourne North VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$595,000 & \$640,000

Median sale price

Median price \$471,250 House ☒ Suburb Cranbourne North

Period - From Oct 2016 to Sep 2017 Source CoreLogic

Comparable property sales

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
6 Merlin Drive, Cranbourne North VIC 3199	\$595,000	08/07/2017
4 Sebago Terrace, Cranbourne North VIC 3199	\$650,000	17/05/2017
16 Kindred Avenue, Cranbourne North VIC 3199	\$592,200	30/05/2017

