

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

46 Strafford Ave Cranbourne

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 \$520,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$495,000

*House X

*Unit

Suburb Cranbourne

Period - From Feb 17 to Jan 18

Source 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 9 South Anderson Court Cranbourne	\$ 550,000	24 Nov 2017
2 7 Jamela Court Cranbourne	\$ 527,000	2 Dec 2017
3 301 South Gippsland Hwy Cranbourne	\$ 580,500	27 Sept 2017

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.