

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 54 Mountainview Boulevard Cranbourne North Vic 3977

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 \$690,000 & \$740,000

Median sale price

(*Delete house or unit as applicable)

Median price \$533,000 *House # *Unit Suburb Cranbourne North

Period - From March 2017 to April 2018 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 |
|--|-----------|--------------------------------|
| 44 Charlbury Crescent, Cranbourne North | \$732,000 | 3 rd of March 2018 |
| 10 Waterways Drive Cranbourne North | \$740,000 | 26 th of March 2018 |
| 23 Featherbrook Circuit Cranbourne North | \$740,000 | 19 th of March 2018 |