

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 44 Charlbury Crescent, Cranbourne North VIC 3977

Indicative selling price

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

range between \$680,000 & \$730,000

Median sale price

Median price \$518,500 House ☒ Suburb Cranbourne North

Period - From Feb 2017 to Jan 2018 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
9 Chantenay Parade, Cranbourne North VIC 3977	\$718,500	21/08/2017
23 Featherbrook Circuit, Cranbourne North VIC 3977	\$740,000	07/02/2018
17 Aldous Place, Cranbourne North VIC 3977	\$685,000	18/11/2017