Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

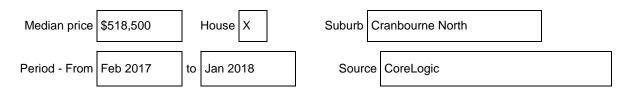
Address 44 Charlbury Crescent, Cranbourne North VIC 3977

Indicative selling price

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

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

Median sale price



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 |