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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

2 Derby Court Cranbourne North VIC 3977

 4  2  2

Indicative Selling Price

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

Range between \$670,000 & \$700,000

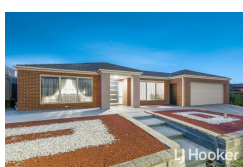
Median Sale Price

\$590,000 Houses in Cranbourne north between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

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 6 months.



**21 Westmoreland Avenue
 Cranbourne North VIC 3977**

 4  2  2

Sold Price **\$655,000** Sold Date **30-Mar-19**

Distance **0.34km**



**30 Baddeley Circuit Cranbourne
 North VIC 3977**

 4  2  2

Sold Price **\$665,000** Sold Date **03-Feb-19**

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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