

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 36 Remus Circuit, Cranbourne West, Victoria 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 \$545,000 & \$595,000

Median sale price

(*Delete house or unit as applicable)

Median price \$530,000 *House x *Unit Suburb Cranbourne West
Period - From May 2017 to April 2018 Source Rp Data – 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
1 25 Eminence Dv, Cranbourne West	\$595,000	22/2/18
2 51 St Clair Av, Cranbourne West	\$590,000	13/3/18
3		

AND REFER TO B

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.