

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 3 Bushranger Boulevard Cranbourne East

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 \$620,000 & \$660,000

Median sale price

(*Delete house or unit as applicable)

Median price \$495,000 *House # *Unit Suburb Cranbourne East

Period - From Nov 2016 to Oct 2017 Source Core Logic (RP Data)

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) 42 Yammerbrook Way Cranbourne East	\$640,000	2 nd Aug 2017
2) 5 Rocky Street Cranbourne East	\$620,000	23 rd Oct 2017
3) 33 Blackledge Drive Cranbourne East	\$661,500	28 th Sep 2017