

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

13 Midnight Rise Cranbourne East Vic 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

\$495,000

&

\$544,000

Median sale price

(*Delete house or unit as applicable)

Median price

505,000

*House

X

*Unit

Suburb

Cranbourne East

Period - From

1 June 2017

to

31 August 2017

Source

RP Data Pty Ltd trading as CoreLogic

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
67 Bocker Street Clyde North 3978	\$523,100	25/8/17
33 Naas Road Clyde North 3978	\$510,000	21/6/17
21 Glenelg Street Clyde North 3978	\$538,000	19/6/17

OR

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.



