

Jason Stirling

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

20 Montrose Way Cranbourne West VIC 3977

 3  2  2

Indicative Selling Price

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

Range between \$399,000 & \$438,000

Median Sale Price

\$540,000 Houses in Cranbourne west between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	10 Cirai Crescent Cranbourne West	Sold Price	\$450,000	Sold Date	19-Jan-19
	VIC 3977	 3  2  2		Distance	0.38km
	7 Bronhill Court Cranbourne West	Sold Price	\$458,000	Sold Date	23-Dec-18
	VIC 3977	 3  2  1		Distance	0.27km
	2 Knowing Close Cranbourne West	Sold Price	\$430,000	Sold Date	14-Jan-19
	VIC 3977	 3  2  2		Distance	0.4km

RS = Recent sale UN = Undisclosed Sale

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24 Greenmantle Close Cranbourne West VIC 3977

Sold Price ^{RS} **\$475,000** ^{UN} Sold Date **28-Feb-19**

 3  2  2

Distance **0.07km**



7 Nerrena Rise Cranbourne West VIC 3977

Sold Price **\$475,000** Sold Date **03-Dec-18**

 4  2  2

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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