

Richard Davis  
P 59909405  
M 0408360965  
E rdavis@barryplant.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

7 Arleon Crescent Cranbourne VIC 3977

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$495,000 & \$544,000













## Median Sale Price

\$540,000 Houses in Cranbourne between 01 Oct 2017 - 30 Sep 2018

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.

	<b>19 Taddor Drive Cranbourne VIC 3977</b>  3  1  4	Sold Price	<b>\$520,000</b>	Sold Date	<b>31-Jul-18</b>	Distance	<b>0.11km</b>
	<b>2 Jamie Close Cranbourne VIC 3977</b>  3  2  2	Sold Price	<b>\$560,000</b>	Sold Date	<b>29-Aug-18</b>	Distance	<b>0.14km</b>
	<b>7 Canterbury Street Cranbourne VIC 3977</b>  3  1  2	Sold Price	<b>\$540,000</b>	Sold Date	<b>01-Jun-18</b>	Distance	<b>0.45km</b>

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