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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

41 Maculata Drive Cranbourne West 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 \$490,000 & \$520,000

## Median Sale Price

\$542,500 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.



**2 Hope Court Cranbourne West VIC Sold Price \$503,500 Sold Date 15-Sep-18**  
 4  2  2 Distance **0.19km**



**18 Conferta Court Cranbourne West Sold Price \$512,000 Sold Date 27-Dec-18**  
 3  2  2 Distance **0.2km**



**12 Annand Close Cranbourne West Sold Price \$490,000 Sold Date 06-Aug-18**  
 3  2  1 Distance **0.94km**

RS = Recent sale UN = Undisclosed Sale

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