

Julian Coxon

P 0359909400

M 0404058666

E jcoxon@barryplant.com.au

## HOUSE Offered for Sale

2 Talara Court Cranbourne VIC 3977

 3  2  1

## Indicative Selling Price

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

Range between \$435,000 &amp; \$478,500

## Median Sale Price

\$490,000 Houses in Cranbourne between Feb 2017 - Jan 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.


**11 Millbank Place Cranbourne VIC 3977**

Sold Price

**\$463,500**

Sold Date

**23-Dec-17**
 3  1  1

Distance

**0.14km**

**53 Phoenix Avenue Cranbourne VIC 3977**

Sold Price

**\$502,500**

Sold Date

**29-Jan-18**
 3  1  2

Distance

**0.34km**

**20 Clarendon Street Cranbourne VIC 3977**

Sold Price

**\$475,000**

Sold Date

**29-Oct-17**
 3  2  1

Distance

**1.68km**

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