

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 67 Mannavue Boulevard Cranbourne Nth

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 \$620,000 & \$680,000

Median sale price

(*Delete house or unit as applicable)

Median price \$505,000 *House ☒ *Unit ☐ Suburb Cranbourne Nth

Period - From June 17 to May 18 Source RP Data

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
1 32 Bronson Circuit Cranbourne Nth	\$ 620,000	13 Apr 2018
2 18 Boronia Ave Cranbourne	\$ 685, 000	13 Mar 2018
3 156 Rosebank Drive Cranbourne Nth	\$ 703,000	17 Mar 2017

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.