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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

7 Bates Street Cranbourne West VIC 3977

 3  1  2

## Indicative Selling Price

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

Range between \$410,000 & \$450,000

## Median Sale Price

\$535,000 Houses in Cranbourne west between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two 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.



**3 Annand Close Cranbourne West VIC 3977**

 3  1  2

Sold Price <sup>RS</sup>

**\$447,500**

Sold Date **22-May-19**

Distance **0.57km**



**11 Natalie Court Cranbourne West VIC 3977**

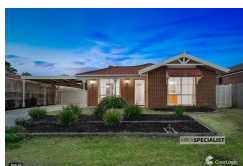
 3  1  2

Sold Price

**\$453,000**

Sold Date **01-Jun-18**

Distance **0.65km**



**15 Forsyth Court Cranbourne North VIC 3977**

 3  1  2

Sold Price

**\$450,000**

Sold Date **26-Jul-18**

Distance **3.44km**

RS = Recent sale

UN = Undisclosed Sale

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