

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 28 Springhill Drive Cranbourne

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 \$590,000 & \$645,000

Median sale price

(*Delete house or unit as applicable)

Median price \$547,750 *House ☒ *Unit ☐ Suburb Cranbourne

Period - From Dec 17 to Nov 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 47 Flametree Circuit Cranbourne	\$ 615,000	29 Nov 2018
2 9 Forest Oak Court Cranbourne	\$ 610, 000	11 Jul 2018
3 28 Homey Myrtle Way Cranbourne	\$ 588,888	18 Jun 2018

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.