

## 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 13 Springmount Street, Cranbourne North. Victoria 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$590,000 & \$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$446,000 \*House X \*Unit Suburb Cranbourne North

Period - From June 2016 to June 2017 Source CoreLogic

### 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
6 Nature Circuit Cranbourne North	\$626,000	06.03.2017
9 Woodstock drive Cranbourne North	\$595,000	19.06.2017
29 Winchcombe Way, Cranbourne North	\$600,000	23.06.2017

