

## 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 8 Sutton Rise, Cranbourne North 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 \$480,000 & \$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$488,000 \*House ☒ \*Unit ☐ Suburb Cranbourne North

Period - From 01/08/2016 to 07/08/2017 Source Realestate.com.au

### 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. 184 Alisma Boulevard, Cranbourne North	\$515,000	09/05/2017
2. 39 Strettle Crescent, Cranbourne North	\$525,000	23/04/2017
3. 9 Prosperity Avenue, Cranbourne North	\$540,000	22/04/2017

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.

