

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	15 Julia court Cranbourne Nth
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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	\$495,000	&	\$540,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$590,000	*House	X	*Unit		Suburb	Cranbourne Nth
Period - From	1 Feb 2018	to	31 Jan 2019	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 38 Broome Crescent Cranbourne Nth	\$ 536,000	2 Oct 2018
2 40 Josephine Ave Cranbourne Nth	\$ 540, 000	10 Nov 2018
3 2 Vincent court Cranbourne Nth	\$ 524,000	11 Oct 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.