

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

29 Wentworth Street Cranbourne North, Vic, 3977

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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$446,000

*House

*

*Unit

Suburb

Cranbourne North

Period - From

May 2016

to

April 2017

Source

Core Logic

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 5 Strzelecki Court Cranbourne North	\$ 450,000	26 th April 2017
2 2 Eyre Court Cranbourne North	\$ 488,800	14 th November 2016
3 1 Cook Court Cranbourne North	\$ 425,000	22 nd November 2016

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.

