

## 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

47 George Frederick Road Cranbourne West Vic 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

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$526,000

\*House

X

\*Unit

Suburb

Cranbourne West

Period - From

June 2017

to

May 2018

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
1 42 Alarah Blvd Cranbourne West Vic 3977	\$600,000	09/01/2018
2 16 City Vista Circuit Cranbourne West Vic 3977	\$630,000	03/04/2018
3 4 Strickland Street Cranbourne West Vic 3977	\$637,200	06/01/2018

