

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 35 Nature Circuit Cranbourne Nth

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 & \$530,000

Median sale price

(*Delete house or unit as applicable)

Median price \$590,000 *House ☒ *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 16 Retreat Ave Cranbourne Nth	\$ 575,000	21 Nov 2018
2 76 Mannavue Blvd Cranbourne Nth	\$ 445, 000	3 Dec 2018
3 20 Westmoreland Ave Cranbourne Nth	\$ 570,000	11 Oct 2018

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.