

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

87 John Russell Road Cranbourne West 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

\$*590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$490,750

*House

X

*Unit

Suburb

Cranbourne West

Period - From

Jan 2017

to

Dec 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 42 Alarah Boulevard Cranbourne West VIC 3977	\$ 600,000	31-Oct-17
2 64 City Vista Circuit Cranbourne West VIC 3977	\$ 592,000	07-Sep-17
3 13 Scarlet Ash Drive Cranbourne West VIC 3977	\$ 610,000	18-Sep-17

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.