

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 124 Alisma Boulevard, Cranbourne North

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 \$650,000 & \$715,000

Median sale price

(*Delete house or unit as applicable)

Median price 680,000 *House x *Unit Suburb Cranbourne North

Period - From April 2017 to October 2017 Source Data supplied by RP Data Pty Ltd trading as 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 |
|------------------------------------|-----------|--------------|
| 12 Aspect Lane, Cranbourne North | \$651,500 | 15/08/17 |
| 5 Aspera Place, Cranbourne North | \$670,000 | 08/07/17 |
| 4 Sebago Terrace, Cranbourne North | \$650,000 | 17/05/17 |

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.