

## 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 15 Godwin Crescent Cranbourne North

### 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 \$560,000 & \$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$595,000 \*House # \*Unit Suburb Cranbourne North

Period - From 1/1/17 to 8/1/18 Source Real estate.com

### 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
5 Huon Park Road, Cranbourne North	\$580,000	27 <sup>th</sup> nov 17
82 Waverly Park Drive Cranbourne North	\$600,000	18 <sup>th</sup> dec 17
8 Maria Court Cranbourne North	\$560,000	22 <sup>nd</sup> July 17

OR