

Josh Wells
P 97702828
M 0467483021
E josh@ashmarton.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

20 Ruffy Drive Cranbourne VIC 3977

 3  1  2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000













Median Sale Price

\$540,000 Houses in Cranbourne between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	25 Clarendon Street Cranbourne VIC 3977	Sold Price	\$422,000	Sold Date	13-Dec-18
	 3  1  2			Distance	0.6km
	10 Alexander Street Cranbourne VIC 3977	Sold Price	\$400,000	Sold Date	04-Dec-18
	 2  1  1			Distance	0.61km
	38 Circle Drive North Cranbourne VIC 3977	Sold Price	\$430,000	Sold Date	04-Jan-19
	 3  1  2			Distance	0.63km

RS = Recent sale UN = Undisclosed Sale

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