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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

28 Erindale Street Cranbourne West VIC 3977

 4  2  2

Indicative Selling Price

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

Range between \$630,000 & \$680,000












Median Sale Price

\$535,686 Houses in Cranbourne west between Sep 2017 - Aug 2018

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.

	5 Erindale Street Cranbourne West VIC 3977	Sold Price	\$650,000	Sold Date	16-May-18
	 4  -  -			Distance	0.22km
	30 Alarah Boulevard Cranbourne West VIC 3977	Sold Price	\$645,000	Sold Date	28-Feb-18
	 4  2  2			Distance	0.31km
	3 Aphrodite Way Cranbourne West VIC 3977	Sold Price	\$675,000	Sold Date	09-Jan-18
	 4  2  2			Distance	0.4km

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**7 Elysian Place Cranbourne West
 VIC 3977**

 4  2  2

Sold Price **\$655,000** Sold Date **25-Jul-18**

Distance **0.5km**



**71 Bradman Drive Cranbourne West
 VIC 3977**

 4  2  2

Sold Price **\$665,000** Sold Date **26-Jun-18**

Distance **0.58km**

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