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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

16 Black Gum Crescent Cranbourne West VIC 3977

4 2 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$570,000

## Median Sale Price

\$530,000 Houses in Cranbourne west between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two 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.

	<b>67 Aquatic Drive Cranbourne West VIC 3977</b>	Sold Price	<b>\$563,000</b>	Sold Date	<b>15-Apr-19</b>
	4  2  2			Distance	<b>0.7km</b>
	<b>7 Minerva Avenue Cranbourne West VIC 3977</b>	Sold Price	<b>\$555,000</b>	Sold Date	<b>23-Jul-19</b>
	4  2  2			Distance	<b>1.03km</b>
	<b>39 Elmsford Crescent Cranbourne West VIC 3977</b>	Sold Price	<b>\$572,500</b>	Sold Date	<b>15-May-19</b>
	4  2  2			Distance	<b>1.68km</b>

RS = Recent sale      UN = Undisclosed Sale

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