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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](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$630,000













## Median Sale Price

\$540,000 Houses in Cranbourne west between 01 Nov 2017 - 31 Oct 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.

|   |  |                   |                         |                  |                         |
|---|--|-------------------|-------------------------|------------------|-------------------------|
|  | <p><b>19 Erindale Street Cranbourne West VIC 3977</b></p>  | <p>Sold Price</p> | <p><b>\$620,000</b></p> | <p>Sold Date</p> | <p><b>26-Jun-18</b></p> |
|   | <p> 3  2  2</p> |                   |                         | <p>Distance</p>  | <p><b>0.12km</b></p>    |
|  | <p><b>19 Bradman Drive Cranbourne West VIC 3977</b></p>  | <p>Sold Price</p> | <p><b>\$600,000</b></p> | <p>Sold Date</p> | <p><b>12-Jun-18</b></p> |
|   | <p> 4  2  2</p> |                   |                         | <p>Distance</p>  | <p><b>0.19km</b></p>    |
|  | <p><b>46 Lemon Grove Cranbourne West VIC 3977</b></p>  | <p>Sold Price</p> | <p><b>\$625,000</b></p> | <p>Sold Date</p> | <p><b>20-Sep-18</b></p> |
|   | <p> 4  2  2</p> |                   |                         | <p>Distance</p>  | <p><b>0.77km</b></p>    |

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**7 Ceres Way Cranbourne West VIC 3977** Sold Price **\$636,600** Sold Date **07-Aug-18**  
 Distance **0.82km**  
 4 Beds 2 Bathrooms 2 Car Spaces



**7 Rathdowne Street Cranbourne West VIC 3977** Sold Price **\$625,000** Sold Date **29-May-18**  
 Distance **1.1km**  
 4 Beds 2 Bathrooms 2 Car Spaces



**9 Crepe Avenue Cranbourne West VIC 3977** Sold Price **\$635,500** Sold Date **03-Aug-18**  
 Distance **1.17km**  
 3 Beds 2 Bathrooms 2 Car Spaces

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