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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

22 Maddock Drive Cranbourne East VIC 3977

3 2 1

Indicative Selling Price

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

Range between \$500,000 & \$550,000

Median Sale Price

\$575,000 Houses in Cranbourne east between 01 Feb 2018 - 31 Jan 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.



11 Maddock Drive Cranbourne East Sold Price **\$530,000** Sold Date **20-Sep-18**
VIC 3977
 4 2 2 Distance **0.09km**



3 Maddock Drive Cranbourne East Sold Price **\$570,000** Sold Date **17-Aug-18**
VIC 3977
 3 2 2 Distance **0.14km**



9 Reynard Place Cranbourne East Sold Price **\$555,000** Sold Date **20-Sep-18**
VIC 3977
 4 2 2 Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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