

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 16 Prosperity Avenue Cranbourne North Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$695,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$586,500 *House X *Unit Suburb Cranbourne North

Period - From 01 Dec 2017 to 30 Nov 2018 Source CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 18 Prosperity Avenue Cranbourne North Vic 3977	\$690,000	25/10/2018
2 13 Merrowland Avenue Cranbourne North Vic 3977	\$710,000	11/09/2018
3 3 Kindred Avenue Cranbourne North Vic 3977	\$680,000	17/08/2018

