Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

28 Pinebank Avenue, Cranbourne East Vic 3977

Indicative selling price

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

Single price \$590,000

Median sale price

Median price	\$600,000	Hou	ise X	Unit		Suburb	Cranbourne East
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

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.

Ado	dress of comparable property	Price	Date of sale
1	93 Selandra Blvd CLYDE NORTH 3978	\$595,000	16/01/2018
2	78 Bradford Dr CRANBOURNE EAST 3977	\$595,000	27/11/2017
3	131 Selandra Blvd CLYDE NORTH 3978	\$594,134	30/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





28 Pinebank Avenue, Cranbourne East Vic 3977





Rooms: Property Type: House Land Size: 0 sqm approx Agent Comments

Indicative Selling Price \$590.000 **Median House Price** March guarter 2018: \$600,000

Comparable Properties



93 Selandra Blvd CLYDE NORTH 3978 (REI) Agent Comments





Price: \$595.000 Method: Private Sale Date: 16/01/2018 Rooms: 6 Property Type: House

(REI)

-

Land Size: 448 sqm approx

2

78 Bradford Dr CRANBOURNE EAST 3977

6 2

Agent Comments



Price: \$595.000 Method: Private Sale Date: 27/11/2017 Rooms: 6 Property Type: House Land Size: 400 sqm approx



131 Selandra Blvd CLYDE NORTH 3978 (REI) Agent Comments



Price: \$594,134 Method: Private Sale Date: 30/11/2017 Rooms: 5 Property Type: House Land Size: 400 sqm approx

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