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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

4 Dash Drive Cranbourne East 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 \$550,000 & \$605,000

### Median Sale Price

\$567,000 Houses in Cranbourne east between 01 May 2018 - 30 Apr 2019

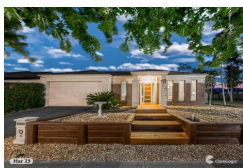
Source: CoreLogic

### 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 Carnavon Street Cranbourne East** Sold Price **\$622,900** Sold Date **14-Feb-19**  
VIC 3977  
 4 2 2 Distance **0.49km**



**25 Bradford Drive Cranbourne East** Sold Price <sup>RS</sup> **\$620,000** Sold Date **26-Mar-19**  
VIC 3977  
 4 2 2 Distance **0.96km**



**10 Leafy Circuit Cranbourne East** Sold Price **\$605,100** Sold Date **26-Mar-19**  
VIC 3977  
 4 2 2 Distance **1.46km**

RS = Recent sale      UN = Undisclosed Sale

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