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Section 47AF of the Estate Agents Act 1980

## OTHER Offered for Sale

3 Lance Terrace Cranbourne East VIC 3977

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## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$341,000












## Median Sale Price

\$567,000 Others 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.

	<b>16 Ezra Street Cranbourne East VIC 3977</b>	Sold Price	<b>\$325,000</b>	Sold Date	<b>14-Feb-19</b>
	 -  -  -			Distance	<b>0.07km</b>
	<b>13 Ezra Street Cranbourne East VIC 3977</b>	Sold Price	<b>\$316,000</b>	Sold Date	<b>14-Dec-18</b>
	 4  2  2			Distance	<b>0.02km</b>
	<b>3 Ezra Street Cranbourne East VIC 3977</b>	Sold Price	<b>\$345,000</b>	Sold Date	<b>19-Nov-18</b>
	 5  3  -			Distance	<b>0.1km</b>

RS = Recent sale

UN = Undisclosed Sale

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