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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

14 Cleopatra Drive Cranbourne VIC 3977

 4  2  4

Indicative Selling Price

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

Range between \$505,000 & \$549,000













Median Sale Price

\$540,000 Houses in Cranbourne between 01 Apr 2018 - 31 Mar 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.

	5 Roebourne Mews Cranbourne East VIC 3977  4  2  2	Sold Price	\$510,000	Sold Date	21-Feb-19	Distance	1.41km
	20 Alder Way Cranbourne VIC 3977  4  2  2	Sold Price	\$521,500	Sold Date	16-Feb-19	Distance	0.53km
	12 Pine Hill Court Cranbourne North VIC 3977  4  2  2	Sold Price	\$520,000	Sold Date	30-Jan-19	Distance	1.18km

RS = Recent sale

UN = Undisclosed Sale

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**38 Banyalla Drive Cranbourne West Sold Price
VIC 3977**

\$541,777 Sold Date 07-Dec-18

 4  2  2

Distance **1.8km**

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UN = Undisclosed Sale

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