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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

7 Todd Court Cranbourne West VIC 3977

3 2 2

Indicative Selling Price

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

Range between \$510,000 & \$550,000

Median Sale Price

\$543,500 Houses in Cranbourne west between 01 Feb 2018 - 31 Jan 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.



2 Nyarrin Place Cranbourne West VIC 3977

3 2 2

Sold Price **\$540,000** Sold Date **22-Oct-18**
 Distance **1.51km**



15 Mullin Court Cranbourne VIC 3977

3 2 3

Sold Price **\$520,000** Sold Date **12-Sep-18**
 Distance **1.71km**



17 McGuigan Drive Cranbourne West VIC 3977

3 2 2

Sold Price **\$533,000** Sold Date **11-Sep-18**
 Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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20 Merribah Way Cranbourne West Sold Price
VIC 3977

\$525,000 Sold Date **03-Sep-18**

 3  2  2

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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