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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

2 Pinebank Avenue 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 \$625,000 & \$635,000

## Median Sale Price

\$565,000 Houses in Cranbourne east between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

## Comparable Property Sales

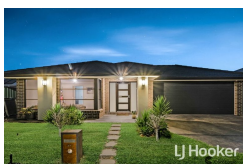
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**18 Beagle Street Cranbourne East** Sold Price <sup>RS</sup> **\$622,000** Sold Date **01-Jun-19**  
 VIC 3977  
 4 2 2 Distance **0.79km**



**25 Bradford Drive Cranbourne East** Sold Price **\$620,000** Sold Date **28-Mar-19**  
 VIC 3977  
 4 2 2 Distance **0.87km**



**31 Cortula Road Cranbourne East** Sold Price **\$625,000** Sold Date **17-Feb-19**  
 VIC 3977  
 4 2 2 Distance **1km**

RS = Recent sale      UN = Undisclosed Sale

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