Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	47 Trillium Boulevard, Cranbourne North VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	$710,000	&	$764,500

Median sale price

(*Delete house or unit as applicable)

Median price	$525,000	*House	#	*Unit		Suburb or locality	Cranbourne North
Period - From	15/01/18	to	21/01/18			Source	www.realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 Mountainview Boulevard, Cranbourne North	$760,000	21/12/17
9 Chantenay Parade, Cranbourne North	$718,500	05/09/17
2 Evesham Street, Cranbourne North	$720,000	23/04/17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.