

Samra Zizak

M 0481 877 444  
E samra.zizak@eview.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

33 Dearing Avenue Cranbourne VIC 3977

2 1 1

## Indicative Selling Price

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

Range between \$479,000 & \$519,000

## Median Sale Price

\$540,000 Houses in Cranbourne between 01 Oct 2017 - 30 Sep 2018

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.



**16 Bruce Street Cranbourne VIC 3977**

3 1 4

Sold Price **\$500,000** Sold Date **17-Jul-18**

Distance **0.69km**



**28 Valepark Crescent Cranbourne VIC 3977**

3 1 2

Sold Price **\$490,000** Sold Date **13-Jun-18**

Distance **0.9km**



**20 Valepark Crescent Cranbourne VIC 3977**

3 1 1

Sold Price **\$507,000** Sold Date **04-Jul-18**

Distance **0.94km**

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