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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

1/13 Kismet Close Cranbourne West VIC 3977

3 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 \$420,000 & \$460,000

## Median Sale Price

\$403,500 Units in Cranbourne west between 01 Dec 2017 - 30 Nov 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.



**6A Hoddle Court Cranbourne VIC 3977** Sold Price **\$400,000** Sold Date **14-Oct-18**  
 2 1 1 Distance **0.32km**



**1/59 Clairmont Avenue Cranbourne VIC 3977** Sold Price **\$430,000** Sold Date **28-Sep-18**  
 3 1 2 Distance **0.51km**



**2/102 Duff Street Cranbourne VIC 3977** Sold Price **\$400,000** Sold Date **01-Aug-18**  
 2 1 1 Distance **1.43km**

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