

Samra Zizak

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

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

12 Black Wattle Way Cranbourne VIC 3977

3 2 2

Indicative Selling Price

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

Range between \$500,000 & \$550,000

Median Sale Price

\$543,750 Houses in Cranbourne 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.



7 Boronia Avenue Cranbourne VIC 3977

3 2 2

Sold Price **\$480,000** Sold Date **07-Aug-18**

Distance **0.43km**



12 Venus Place Cranbourne VIC 3977

3 2 2

Sold Price **\$565,000** Sold Date **03-Jul-18**

Distance **0.88km**



2 Rose Lane Cranbourne VIC 3977

3 2 2

Sold Price **\$507,500** Sold Date **19-Sep-18**

Distance **1.12km**

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