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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

69 Karawarra Circuit Cranbourne North 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 \$600,000 & \$660,000













## Median Sale Price

\$581,500 Houses in Cranbourne north between 01 Nov 2017 - 31 Oct 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.

	<b>26 St Gwinear Lane Cranbourne North VIC 3977</b>  4  2  2	Sold Price	<b>\$605,000</b>	Sold Date	<b>08-Oct-18</b>	Distance	<b>0.3km</b>
	<b>260 Alisma Boulevard Cranbourne North VIC 3977</b>  4  2  2	Sold Price	<b>\$715,000</b>	Sold Date	<b>20-Sep-18</b>	Distance	<b>0.52km</b>
	<b>59 Abrus Circuit Cranbourne North VIC 3977</b>  4  2  2	Sold Price	<b>\$665,000</b>	Sold Date	<b>10-Sep-18</b>	Distance	<b>0.73km</b>

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