

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

**16 Coriyule Court, Cranbourne North**

### Indicative selling price

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

Single price \$

or range between

**\$470,000**

&

**\$500,000**

### Median sale price

(\*Delete house or unit as applicable)

Median price

**\$611,000**

\*House

\*Unit

Suburb

**Cranbourne North**

Period - From

**7/6/2018**

to

**7/9/2018**

Source

**REIV**

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

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 40 Josephine Avenue, Cranbourne North	\$540,000	26/11/2018
2. 29 Franks Way, Cranbourne North	\$507,000	23/10/2018
3. 9 Hoop Pine Court, Cranbourne North	\$568,000	18/9/2018

