

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 63 Breens Road, Cranbourne West

Indicative selling price

Range between: \$480,000 to \$520,000

Median sale price

Median Price: \$452,501 House Suburb: Cranbourne West

Period - From: June 2017 Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers 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.



**49 Glenaire
Crescent
Cranbourne West**

3 Bed 2 Bath 3 Car

Sold \$510,000
Date Sold 15/07/17
Land 570 SqM



**2 Stephellen
Way
Cranbourne
West**

3 Bed 2 Bath 2 Car

Sold \$510,000
Date Sold 06/07/17
Land 504 SqM



**213 Monahans
Road Cranbourne
West**

3 Bed 2 Bath 2 Car

Sold \$520,000
Date Sold 23/05/17
Land 578 SqM