

## Statement of Information

### 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

10 BREYNIA WAY, CRANBOURNE WEST, VIC 3977

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$569,950

#### Median sale price

Median price

\$550,000

House

☒

Unit

☐

Suburb

CRANBOURNE  
WEST

Period

01 January 2018 to 31 March 2018

Source

  
pricefinder

#### Comparable property sales

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
21 BREAMLEA WAY, CRANBOURNE WEST, VIC 3977	*\$595,000	26/03/2018
8 GREENBRIAR WAY, CRANBOURNE WEST, VIC 3977	*\$560,000	14/03/2018
85 RAISELL RD, CRANBOURNE WEST, VIC 3977	*\$580,000	25/02/2018