

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49 Breamlea Way Cranbourne West VIC 3977

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

8 Callaway Avenue Cranbourne West VIC 3977	\$662,000	15-Jun-21
33 Copernicus Circuit Cranbourne West VIC 3977	\$603,000	25-Feb-21
16 Jasa Crescent Cranbourne West VIC 3977	\$610,000	29-Apr-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 22 June 2021



8 Callaway Avenue Cranbourne West VIC 3977

 3  2  2

Sold Price

^{RS} **\$662,000**

Sold Date

15-Jun-21

Distance

0.2km



33 Copernicus Circuit Cranbourne West VIC 3977

 3  2  2

Sold Price

^{RS} **\$603,000**

Sold Date

25-Feb-21

Distance

0.36km



16 Jasa Crescent Cranbourne West VIC 3977

 3  2  2

Sold Price

^{RS} **\$610,000**

Sold Date

29-Apr-21

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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