

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 17 Breamlea Way Cranbourne West VIC 3977

### Indicative selling price

Range between: \$540,000 to \$580,000

Median sale price

Median Price: \$526,500 House Suburb: Cranbourne West

Period - From: March 2018 to April 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.



#### **3 Langdon Court Cranbourne West**

**3 Bed 2 Bath 2 Car**

**Sold** \$567,000  
**Date Sold** 18/06/2018  
**Land** 434 SqM



#### **17 Scarborough Avenue Cranbourne West**

**3 Bed 2 Bath 2 Car**

**Sold** \$559,000  
**Date Sold** 27/04/2018  
**Land** 530 SqM



#### **85 Raisell Road Cranbourne West**

**3 Bed 2 Bath 4 Car**

**Sold** \$580,000  
**Date Sold** 25/02/18  
**Land** 542 SqM