



## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

39 Breamlea Way Cranbourne West VIC 3977

4 2 2

### Indicative Selling Price

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

Range between \$475,000 & \$522,500

### Median Sale Price

\$452,501 Houses in Cranbourne west between Oct 2016 - Sep 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**20 Jaye Place Cranbourne West  
VIC 3977**

4 2 2

Sold Price **\$491,000** Sold Date **23-Jul-17**

Distance **0.35km**



**1 Kismet Close Cranbourne West  
VIC 3977**

4 2 2

Sold Price **\$490,500** Sold Date **03-Jul-17**

Distance **1.56km**



**4 Tauna Place Cranbourne West  
VIC 3977**

4 2 2

Sold Price **\$510,000** Sold Date **09-May-17**

Distance **0.82km**

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