



STATEMENT OF INFORMATION

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UNIT Offered for Sale

4/107-109 Breens Road Cranbourne West VIC 3977

3 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000 & \$415,000

Median Sale Price

\$344,500 Units in Cranbourne west between Jan 2017 - Dec 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.



11 Providence Drive Cranbourne West VIC 3977

3 1 1

Sold Price **\$415,000** Sold Date **18-Sep-17**

Distance **0.28km**



37 Maculata Drive Cranbourne West VIC 3977

3 1 2

Sold Price **\$393,000** Sold Date **15-Nov-17**

Distance **1.04km**



2/10 Jasa Crescent Cranbourne West VIC 3977

3 1 2

Sold Price **\$442,000** Sold Date **03-Nov-17**

Distance **0.99km**

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