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### House Offered for Sale

8 Scarborough Avenue Cranbourne West VIC 3977

 3  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 \$430,000 & \$470,000

### Median Sale Price

\$434,999 Houses in Cranbourne West between Jul 2016 - Jun 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.



**4 McGuigan Drive Cranbourne West VIC 3977** Sold Price **\$452,501** Sold Date **20-Mar-17**

 3  2  2

Distance **0.42km**



**59 Breamlea Way Cranbourne West VIC 3977** Sold Price **\$435,000** Sold Date **07-Feb-17**

 3  2  -

Distance **1.16km**



**12 Bates Street Cranbourne West VIC 3977** Sold Price **\$457,000** Sold Date **13-Feb-17**

 3  2  1

Distance **1.21km**

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