

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 29 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 \$530,000 & \$580,000

Median sale price

(*Delete house or unit as applicable)

Median price \$535,000 *House ☒ Suburb Cranbourne West VIC 3977

Period - From JUN 2018 to MAY 2019 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 six 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
1. 17 Conferta Court, Cranbourne West, VIC, 3977	\$610,000	05/05/2019
2. 4 Chancellor Drive, Cranbourne West, VIC, 3977	\$567,500	13/03/2019
3. 47 Monahans Road, Cranbourne West, VIC, 3977	\$560,000	20/02/2019