

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Sep 2020

to

31 Aug 2021

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 6 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

73 Central Parkway Cranbourne West VIC 3977	\$633,888	17-May-21
71 Central Parkway Cranbourne West VIC 3977	\$635,000	01-Sep-21
17 Gowrie Place Cranbourne West VIC 3977	\$627,000	25-Aug-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 September 2021



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73 Central Parkway Cranbourne West VIC 3977

4 2 2

Sold Price

\$633,888

Sold Date

17-May-21

Distance

0.62km



71 Central Parkway Cranbourne West VIC 3977

4 2 3

Sold Price

^{RS} **\$635,000** ^{UN}

Sold Date

01-Sep-21

Distance

0.62km



17 Gowrie Place Cranbourne West VIC 3977

3 2 2

Sold Price

^{RS} **\$627,000**

Sold Date

25-Aug-21

Distance

0.45km



18 Copernicus Circuit Cranbourne West VIC 3977

3 2 2

Sold Price

\$629,000

Sold Date

05-May-21

Distance

0.28km



49 Breamlea Way Cranbourne West VIC 3977

3 2 2

Sold Price

\$652,000

Sold Date

06-Jul-21

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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