

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

1/35 Jillian Street Cranbourne 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 May 2020

to

30 Apr 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

| | | |
|--|-----------|-----------|
| 1/8 Alexander Street Cranbourne VIC 3977 | \$411,000 | 20-Apr-21 |
| 1/89 Sladen Street Cranbourne VIC 3977 | \$453,000 | 19-Jan-21 |
| 2/2 Grace Street Cranbourne VIC 3977 | \$390,000 | 27-Mar-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 May 2021

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1/8 Alexander Street Cranbourne VIC 3977

Sold Price

RS

\$411,000

Sold Date

20-Apr-21

2

1

1

Distance

0.41km

1/89 Sladen Street Cranbourne VIC 3977

Sold Price

\$453,000

Sold Date

19-Jan-21

2

1

1

Distance

0.66km

2/2 Grace Street Cranbourne VIC 3977

Sold Price

\$390,000

Sold Date

27-Mar-21

2

1

1

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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