

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

3/35 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Cranbourne

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

1/7 Duff Street Cranbourne VIC 3977	\$515,000	01-Mar-21
25 Clairmont Avenue Cranbourne VIC 3977	\$510,000	13-Jan-21
45 Bowen Street Cranbourne VIC 3977	\$520,000	05-Apr-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: 28 September 2021

Casey Estate Agents

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1/7 Duff Street Cranbourne VIC 3977

3 1 2

Sold Price

\$515,000

Sold Date

01-Mar-21

Distance

0.7km

25 Clairmont Avenue Cranbourne VIC 3977

3 1 2

Sold Price

\$510,000

Sold Date

13-Jan-21

Distance

1.44km

45 Bowen Street Cranbourne VIC 3977

3 1 2

Sold Price

\$520,000

Sold Date

05-Apr-21

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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