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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

1/85 Sladen Street Cranbourne VIC 3977

3 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median Sale Price

\$385,250 Units in Cranbourne between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

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.



**175A Monahans Road Cranbourne
West VIC 3977**

3 1 1

Sold Price **\$420,000** Sold Date **24-Jan-19**

Distance **1.77km**



**3/15 Dearing Avenue Cranbourne
VIC 3977**

2 1 1

Sold Price **\$390,000** Sold Date **25-Mar-19**

Distance **0.73km**



**3/7 Monahans Road Cranbourne
West VIC 3977**

2 1 1

Sold Price **\$395,000** Sold Date **18-Mar-19**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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