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	1/22 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	$599,900	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	House	Suburb	Cranbourne
Period-from	01 Oct 2023	to	30 Sep 2024	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
3/3 JILLIAN STREET CRANBOURNE VIC 3977	$600,000	26-May-24
70 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977	$605,000	06-Jul-24
7/220-222 MONAHANS ROAD CRANBOURNE VIC 3977	$599,000	28-May-24

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: 08 October 2024

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3/3 JILLIAN STREET CRANBOURNE VIC 3977

3 2 2

Sold Price **$600,000** Sold Date **26-May-24**

Distance **0.24km**



70 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977

3 2 2

Sold Price **$605,000** Sold Date **06-Jul-24**

Distance **1.78km**



7/220-222 MONAHANS ROAD CRANBOURNE VIC 3977

3 2 2

Sold Price **$599,000** Sold Date **28-May-24**

Distance **1.96km**

RS = Recent sale **UN** = Undisclosed Sale

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