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	1/89 Sladen 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	$370,000	&	$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$365,000	Property type	Unit	Suburb	Cranbourne
Period-from	01 Oct 2018	to	30 Sep 2019	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
2/35 Jillian Street Cranbourne VIC 3977	$370,000	31-Aug-19
12A Bundjil Court Cranbourne VIC 3977	$370,000	12-Aug-19
3/15 Dearing Avenue Cranbourne VIC 3977	$390,000	25-Mar-19

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: 29 October 2019

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2/35 Jillian Street Cranbourne VIC 3977

2 1 1

Sold Price **$370,000** Sold Date **31-Aug-19**

Distance **0.67km**



12A Bundjil Court Cranbourne VIC 3977

3 1 1

Sold Price Sold Date **12-Aug-19**

Distance **1.3km**



3/15 Dearing Avenue Cranbourne VIC 3977

2 1 1

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

Distance **0.73km**

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

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