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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/35 Jillian Street Cranbourne VIC 3977

2 1 1

Indicative Selling Price

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

Range between \$360,000 & \$395,000

Median Sale Price

\$385,000 Units in Cranbourne between 01 Jul 2018 - 30 Jun 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.



20 Tucker Street Cranbourne VIC 3977	Sold Price	\$355,000	Sold Date	18-Jun-19
2 1 1			Distance	0.56km

Notes from your agent

Building Area: 105.09 SQM
Year Built: 2004

RS = Recent sale UN = Undisclosed Sale

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STATEMENT OF INFORMATION

Prepared on 29 Jul 2019

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2/14 Bowen Street Cranbourne VIC 3977 Sold Price ^{RS} **\$365,000** ^{UN} Sold Date **26-Jun-19**

2 1 1

Distance **1.15km**

Notes from your agent

Building Area: 93 SQM
 Year Built: 1978



28 Harry Street Cranbourne VIC 3977 Sold Price **\$386,200** Sold Date **14-Jun-19**

3 1 1

Distance **0.29km**

Notes from your agent

Land Area: 280 SQM
 Building Area: 108.8 SQM
 Year Built: 1973

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

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