

**ALEX SCOTT  
AND STAFF**

*Est. 1886*

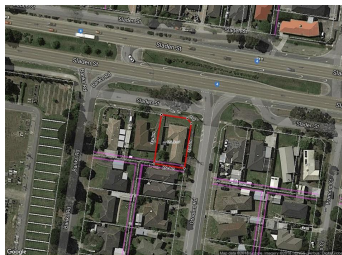
# STATEMENT OF INFORMATION

86 SLADEN STREET, CRANBOURNE, VIC 3977

PREPARED BY JACOB KOSTER, ALEX SCOTT PAKENHAM

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

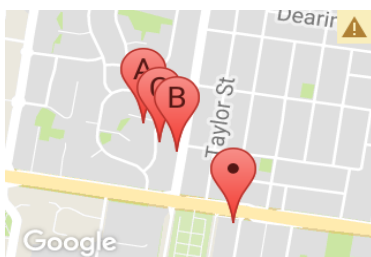
**86 SLADEN STREET, CRANBOURNE, VIC**

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**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$500,000**

Provided by: Jacob Koster, Alex Scott Pakenham

## MEDIAN SALE PRICE

**CRANBOURNE, VIC, 3977**

Suburb Median Sale Price (House)

**\$490,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**2 SUSAN CRT, CRANBOURNE, VIC 3977**

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Sale Price

**Price Withheld**

Sale Date: 15/12/2017

Distance from Property: 461m

**13 FAIRBAIRN RD, CRANBOURNE, VIC 3977**

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Sale Price

**\*\$520,000**

Sale Date: 30/11/2017

Distance from Property: 313m

**14 VALERIE DR, CRANBOURNE, VIC 3977**

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Sale Price

**\$550,000**

Sale Date: 27/11/2017

Distance from Property: 373m

**This report has been compiled on 06/02/2018 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)**

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

86 SLADEN STREET, CRANBOURNE, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$500,000

### Median sale price

Median price

\$490,000

House

Unit

Suburb

CRANBOURNE

Period

01 January 2017 to 31 December 2017

Source

pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 SUSAN CRT, CRANBOURNE, VIC 3977	Price Withheld	15/12/2017
13 FAIRBAIRN RD, CRANBOURNE, VIC 3977	*\$520,000	30/11/2017
14 VALERIE DR, CRANBOURNE, VIC 3977	\$550,000	27/11/2017