

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

45 YAMMERBOOK WAY CRANBOURNE EAST 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$716,750

Property type

House

Suburb

Cranbourne East

Period-from

01 Sep 2023

to

31 Aug 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

39 THUNDERBOLT DRIVE CRANBOURNE EAST VIC 3977

\$830,000

08-Aug-24

10 BARNBY GROVE CRANBOURNE EAST VIC 3977

\$878,000

08-Jul-24

38 SERPELLS WAY CRANBOURNE EAST VIC 3977

\$900,000

13-Aug-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.

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Sidhu Balkaran
P 03 9020 2688
M 0430037053
E b.sidhu@prominentea.com.au



39 THUNDERBOLT DRIVE CRANBOURNE EAST VIC 3977

 4  2  2

Sold Price

^{RS}

\$830,000

Sold Date **08-Aug-24**

Distance **0.27km**



10 BARNBY GROVE CRANBOURNE EAST VIC 3977

 5  2  2

Sold Price

^{RS}

\$878,000

Sold Date **08-Jul-24**

Distance **0.79km**



38 SERPELLS WAY CRANBOURNE EAST VIC 3977

 4  2  2

Sold Price

^{RS}

\$900,000

Sold Date **13-Aug-24**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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