

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

25 Yammerbook Way,  
CRANBOURNE EAST 3977

### Indicative selling price

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

**Range \$630,000 - \$680,000**

### Median sale price

Median **House** for **CRANBOURNE EAST** for period **Dec 2018 - Jan 2019**

Sourced from **RP DATA**

**\$600,000**

### 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 the most comparable to the property for sale.

**152 Linsell Boulevard,**  
Cranbourne East 3977

**Price \$680,000** Sold 30  
December 2018

**5 Barwon Street,**  
Clyde North 3978

**Price \$650,000** Sold 07  
September 2018

**30 Blackledge Drive,**  
Cranbourne East 3977

**Price \$650,000** Sold 17  
October 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP DATA.

House

4 beds

2 baths

2 parking

**Ray White Cranbourne**

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

### Contact agents



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**RayWhite**