

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

39 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,200

Property type

House

Suburb

Cranbourne East

Period-from

01 Jun 2020

to

31 May 2021

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

23 Wild Scotchman Way Cranbourne East VIC 3977	\$807,000	01-May-21
27 Selandra Boulevard Clyde North VIC 3978	\$825,000	19-Jan-21
11 Tankard Drive Cranbourne East VIC 3977	\$760,000	13-Dec-20

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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**23 Wild Scotchman Way
Cranbourne East VIC 3977**

 4  2  2

Sold Price ^{RS} **\$807,000** ^{UN} Sold Date **01-May-21**

Distance **0.44km**



**27 Selandra Boulevard Clyde North
VIC 3978**

 4  3  2

Sold Price **\$825,000** Sold Date **19-Jan-21**

Distance **1.4km**



**11 Tankard Drive Cranbourne East
VIC 3977**

 4  2  3

Sold Price **\$760,000** Sold Date **13-Dec-20**

Distance **0.58km**

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

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