

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

21 Yammerbrook Way, Cranbourne East Vic 3977

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$710,000 Property Type House Suburb Cranbourne East

Period - From 01/10/2022 to 30/09/2023 Source REIV

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 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
1	8 Headland Way CRANBOURNE EAST 3977	\$1,025,000	06/08/2023
2	21 Wiltshire Av CRANBOURNE EAST 3977	\$960,000	08/09/2023
3	144 Linsell Blvd CRANBOURNE EAST 3977	\$791,000	20/10/2023

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 six months.~~

This Statement of Information was prepared on:

15/12/2023 10:55



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending September 2023: \$710,000

Comparable Properties

8 Headland Way CRANBOURNE EAST 3977 (VG) **Agent Comments**



Price: \$1,025,000
Method: Sale
Date: 06/08/2023
Property Type: House (Res)
Land Size: 523 sqm approx



21 Wiltshire Av CRANBOURNE EAST 3977 (REI) **Agent Comments**



Price: \$960,000
Method: Private Sale
Date: 08/09/2023
Property Type: House
Land Size: 711 sqm approx



144 Linsell Blvd CRANBOURNE EAST 3977 (REI) **Agent Comments**



Price: \$791,000
Method: Private Sale
Date: 20/10/2023
Property Type: House
Land Size: 629 sqm approx