



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2 Yorkshire Drive, CRANBOURNE NORTH 3977

House

4 beds

2 baths

2 parking

### Indicative selling price

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

**Range \$690,000 - \$735,000**

### Median sale price

Median **House** for **CRANBOURNE NORTH** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$587,000**

### 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.

**30 Baddeley Cct,**  
Cranbourne North 3977

**Price \$665,000** Sold 03  
February 2019

**13 McMahon Ave,**  
Cranbourne North 3977

**Price \$677,000** Sold 04  
February 2019

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

### 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 Pricefinder.

### Ray White Narre Warren South

Shop 20, 400 Narre Warren -  
Cranbourne Road,  
Narre Warren South VIC 3805

### Contact agents



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