

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

9 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

\$690,000

&

\$755,000

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

4 Black Caesar Drive Cranbourne East VIC 3977	\$770,000	29-Mar-21
33 Donohue Street Cranbourne East VIC 3977	\$740,000	25-Mar-21
25 Wild Scotchman Way Cranbourne East VIC 3977	\$741,000	22-Mar-21

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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4 Black Caesar Drive Cranbourne East VIC 3977

3 2 2

Sold Price **\$770,000** Sold Date **29-Mar-21**

Distance **0.7km**



33 Donohue Street Cranbourne East VIC 3977

4 2 2

Sold Price **\$740,000** Sold Date **25-Mar-21**

Distance **0.51km**



25 Wild Scotchman Way Cranbourne East VIC 3977

5 2 2

Sold Price **\$741,000** Sold Date **22-Mar-21**

Distance **0.3km**



11 Wild Scotchman Way Cranbourne East VIC 3977

4 2 2

^{RS} Sold Price **\$730,000** Sold Date **07-May-21**

Distance **0.18km**



10 Starlight Rise Cranbourne East VIC 3977

4 2 2

Sold Price **\$778,000** Sold Date **19-Apr-21**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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