

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

30 Flash Dan Drive 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

\$540,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$559,200

\*House

X

\*Unit

Suburb

Cranbourne East

Period-from

01 Jul 2018

to

30 Jun 2019

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 49 Yammerbook Way Cranbourne East VIC 3977   | \$605,000 | 17-Apr-19 |
| 7 Thunderbolt Drive Cranbourne East VIC 3977 | \$553,000 | 20-Mar-19 |
| 41 Tankard Drive Cranbourne East VIC 3977    | \$570,000 | 11-May-19 |

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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**49 Yammerbook Way Cranbourne East VIC 3977**

4 2 2

Sold Price **\$605,000** Sold Date **17-Apr-19**

Distance **0.28km**



**7 Thunderbolt Drive Cranbourne East VIC 3977**

4 2 2

Sold Price **\$553,000** Sold Date **20-Mar-19**

Distance **0.39km**



**41 Tankard Drive Cranbourne East VIC 3977**

4 2 2

Sold Price **\$570,000** Sold Date **11-May-19**

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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