

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

8 Hawkeseye 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2020

to

30 Sep 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

9 Yammerbook Way Cranbourne East VIC 3977	\$772,000	19-Jun-21
18 Thunderbolt Drive Cranbourne East VIC 3977	\$821,000	10-Aug-21
39 Yammerbook Way Cranbourne East VIC 3977	\$820,000	29-Jul-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.~~

This Statement of Information was prepared on: 01 October 2021



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9 Yammerbook Way Cranbourne East VIC 3977

4 2 2

Sold Price **\$772,000** Sold Date **19-Jun-21**

Distance **0.17km**



18 Thunderbolt Drive Cranbourne East VIC 3977

4 2 2

Sold Price **\$821,000** Sold Date **10-Aug-21**

Distance **0.27km**



39 Yammerbook Way Cranbourne East VIC 3977

4 2 2

Sold Price ^{RS} **\$820,000** ^{UN} Sold Date **29-Jul-21**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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