

Mina Saad

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# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

Property offered for sal
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Address Including suburb and postcode	49 Yammerbook Way Cranbourne East VIC 3977
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#### 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	\$595,000	&	\$640,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$570,000	*Ho	use	X	:	*Unit		Suburb	Cranbourne East
Period-from	01 Mar 2018	to	28	Feb 20	)19		Source	e	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

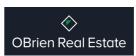
Address of comparable property	Price	Date of sale
25 Yammerbook Way Cranbourne East VIC 3977	\$650,000	04-Feb-19
11 Dalton Way Cranbourne East VIC 3977	\$610,000	20-Oct-18
6 Ben Hall Street Cranbourne East VIC 3977	\$620,000	15-Jan-19

#### 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 six months.

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Sold Price 25 Yammerbook Way Cranbourne East VIC 3977

RS \$650,000 Sold Date 04-Feb-19

Distance 0.26km



11 Dalton Way Cranbourne East VIC Sold Price 3977

⇔ 2

\$610,000 Sold Date 20-Oct-18

Distance 0.36km



6 Ben Hall Street Cranbourne East Sold Price **VIC 3977** 

**\$620,000** Sold Date

15-Jan-19

**=** 4

**=** 4

₽ 2

⇔ 2

0.49km Distance

**RS** = Recent sale

UN = Undisclosed Sale

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