

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

24 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

\$775,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Apr 2024

to

31 Mar 2025

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

10 NED STREET CRANBOURNE EAST VIC 3977	\$787,500	16-Apr-25
32 FLASH DAN DRIVE CRANBOURNE EAST VIC 3977	\$797,000	02-Apr-25
40 WATERLOO ROAD CRANBOURNE EAST VIC 3977	\$840,000	14-Apr-25

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: 30 April 2025

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**10 NED STREET CRANBOURNE
EAST VIC 3977**

4 2 2

Sold Price

^{RS} **\$787,500**

Sold Date

16-Apr-25

Distance

0.11km



**32 FLASH DAN DRIVE
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price

^{RS} **\$797,000**

Sold Date

02-Apr-25

Distance

0.44km



**40 WATERLOO ROAD
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price

^{RS} **\$840,000**

Sold Date

14-Apr-25

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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