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	**31 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	**$595,000**	&	**$654,500**

Median sale price

(*Delete house or unit as applicable)

Median price	**$545,050**	*House	X	*Unit		Suburb	**Cranbourne East VIC 3977**
Period - From	**MAY 2017**	to	**APR 2018**	Source	**RP DATA – CORE LOGIC**		

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
53 Donohue Street Cranbourne East	**$600,000**	**11/04/2018**
6 Dan Morgan Drive Cranbourne	**$620,000**	**03/03/2018**
16 Black Caesar Drive Cranbourne East	**$642,500**	**19/02/2018**