

## 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

18 Yorkshire Drive Cranbourne North VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Oct 2019

to

30 Sep 2020

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 Yorkshire Drive Cranbourne North VIC 3977	\$677,000	24-Jul-20
10 Baddeley Circuit Cranbourne North VIC 3977	\$690,000	14-May-20
46 Westmoreland Avenue Cranbourne North VIC 3977	\$680,000	29-Jun-20

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: 28 October 2020



**9 Yorkshire Drive Cranbourne North VIC 3977** Sold Price

<sup>RS</sup> **\$677,000** Sold Date **24-Jul-20**

4 2 2

Distance **0.11km**



**10 Baddeley Circuit Cranbourne North VIC 3977** Sold Price

**\$690,000** Sold Date **14-May-20**

4 2 2

Distance **0.2km**



**46 Westmoreland Avenue Cranbourne North VIC 3977** Sold Price

**\$680,000** Sold Date **29-Jun-20**

4 2 2

Distance **0.27km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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