

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

9 Ketnor Street Cranbourne 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Cranbourne

Period-from

01 Sep 2020

to

31 Aug 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

3 Joseph Banks Crescent Cranbourne VIC 3977	\$620,000	30-Jun-21
72 Ferndown Drive Cranbourne VIC 3977	\$630,000	10-Apr-21
5 Hudson Street Cranbourne VIC 3977	\$650,000	29-Jun-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: 30 September 2021


**3 Joseph Banks Crescent
Cranbourne VIC 3977**
 3  2  2

Sold Price **\$620,000** Sold Date **30-Jun-21**

Distance **1.03km**

**72 Ferndown Drive Cranbourne VIC
3977**
 3  2  2

Sold Price **\$630,000** Sold Date **10-Apr-21**

Distance **1.72km**

**5 Hudson Street Cranbourne VIC
3977**
 3  2  2

Sold Price ^{RS} **\$650,000** Sold Date **29-Jun-21**

Distance **0.32km**
RS = Recent sale

UN = Undisclosed Sale

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