

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

4 KNOWING CLOSE CRANBOURNE WEST 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

House

Suburb

Cranbourne West

Period-from

01 Jan 2024

to

31 Dec 2024

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

6 KNOWING CLOSE CRANBOURNE WEST VIC 3977	\$695,000	07-Nov-24
19 CIRAI CRESCENT CRANBOURNE WEST VIC 3977	\$665,000	21-Oct-24
2 TALMA PLACE CRANBOURNE WEST VIC 3977	\$600,000	04-Sep-24

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 January 2025



6 KNOWING CLOSE CRANBOURNE Sold Price **\$695,000** Sold Date **07-Nov-24**
WEST VIC 3977

3 2 -

Distance **0.03km**



19 CIRAI CRESCENT CRANBOURNE Sold Price **\$665,000** Sold Date **21-Oct-24**
WEST VIC 3977

3 2 -

Distance **0.22km**



2 TALMA PLACE CRANBOURNE Sold Price **\$600,000** Sold Date **04-Sep-24**
WEST VIC 3977

3 2 2

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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