

## 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

16 KENNEDY COURT 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

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jan 2022

to

31 Dec 2022

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 122 ENDEAVOUR DRIVE CRANBOURNE NORTH VIC 3977 | \$657,000 | 17-Sep-22 |
| 9 VALDA COURT CRANBOURNE VIC 3977             | \$650,000 | 31-Oct-22 |
|                                               |           |           |

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: 26 January 2023

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**122 ENDEAVOUR DRIVE  
CRANBOURNE NORTH VIC 3977**
 3    1    4

Sold Price

**\$657,000**

Sold Date

**17-Sep-22**

Distance

**0.27km**

**9 VALDA COURT CRANBOURNE  
VIC 3977**
 3    1    4

Sold Price

**\$650,000**

Sold Date

**31-Oct-22**

Distance

**0.63km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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