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	1 GOODENIA LOOP 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	$770,000	&	$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	House	Suburb	Cranbourne West
Period-from	01 Dec 2021	to	30 Nov 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
6 GOODENIA LOOP CRANBOURNE WEST VIC 3977	$765,000	12-Jul-22
6 GLASSON WAY CRANBOURNE WEST VIC 3977	$760,000	08-Sep-22
37 FORTUNA CRESCENT CRANBOURNE WEST VIC 3977	$830,000	27-Aug-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: 07 December 2022

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6 GOODENIA LOOP CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **$765,000** Sold Date **12-Jul-22**

Distance **0.06km**



6 GLASSON WAY CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **$760,000** Sold Date **08-Sep-22**

Distance **0.43km**



37 FORTUNA CRESCENT CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **$830,000** Sold Date **27-Aug-22**

Distance **1.07km**

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

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