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 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	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	House	Suburb	Cranbourne West
Period-from	01 Jul 2023	to	30 Jun 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.~~

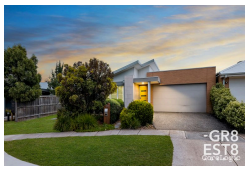
Address of comparable property	Price	Date of sale
37 GOODENIA LOOP CRANBOURNE WEST VIC 3977	$785,000	13-May-24
1 CARMICHAEL AVENUE CRANBOURNE WEST VIC 3977	$792,000	05-May-24

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: 08 July 2024

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37 GOODENIA LOOP
CRANBOURNE WEST VIC 3977

4 2 2

Sold Price **$785,000** Sold Date **13-May-24**

Distance **0.14km**



1 CARMICHAEL AVENUE
CRANBOURNE WEST VIC 3977

4 3 2

Sold Price **$792,000** Sold Date **05-May-24**

Distance **1.53km**

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

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