

## 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

18 GREENOCK CRESCENT CRANBOURNE EAST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$742,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Nov 2023

to

31 Oct 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

7 GREENOCK CRESCENT CRANBOURNE EAST VIC 3977	\$698,000	29-Apr-24
14 THISTLEWOOD PLACE CRANBOURNE EAST VIC 3977	\$710,000	18-Mar-24
17 OAK POST PLACE CRANBOURNE EAST VIC 3977	\$730,000	14-Nov-23

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: 21 November 2024



## 7 GREENOCK CRESCENT CRANBOURNE EAST VIC 3977

 3  2  2

Sold Price **\$698,000** Sold Date **29-Apr-24**

Distance **0.05km**



## 14 THISTLEWOOD PLACE CRANBOURNE EAST VIC 3977

 3  2  2

Sold Price **\$710,000** Sold Date **18-Mar-24**

Distance **0.23km**



## 17 OAK POST PLACE CRANBOURNE EAST VIC 3977

 4  2  2

Sold Price **\$730,000** Sold Date **14-Nov-23**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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