

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

6 Goodenia Loop, Cranbourne West Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$790,000

Median sale price

Median price \$730,000 Property Type House Suburb Cranbourne West

Period - From 01/01/2022 to 31/03/2022 Source REIV

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 six 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
1	9 Firecrest Way CRANBOURNE SOUTH 3977	\$780,000	28/02/2022
2	57 John Russell Rd CRANBOURNE WEST 3977	\$744,000	14/05/2022
3	14 Rawls St CRANBOURNE 3977	\$725,000	10/06/2022

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 six months.~~

This Statement of Information was prepared on:

30/06/2022 12:46



Property Type: Land

Land Size: 399 sqm approx

Agent Comments

Comparable Properties



9 Firecrest Way CRANBOURNE SOUTH 3977 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 28/02/2022

Property Type: House

Land Size: 400 sqm approx



57 John Russell Rd CRANBOURNE WEST 3977 (REI)

Agent Comments



Price: \$744,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 438 sqm approx



14 Rawls St CRANBOURNE 3977 (REI)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 10/06/2022

Property Type: House

Land Size: 351 sqm approx