

## 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

27 GOODENIA LOOP CRANBOURNE WEST 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

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

5 RONNEBACK WALK CRANBOURNE VIC 3977	\$545,000	01-Apr-22
30 QUEENIE WAY CRANBOURNE WEST VIC 3977	\$500,000	09-Aug-22
2/7 MURTOA PLACE CRANBOURNE WEST VIC 3977	\$490,000	11-Jul-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



**5 RONNEBACK WALK  
CRANBOURNE VIC 3977**

 3  2  2

Sold Price **\$545,000** Sold Date **01-Apr-22**

Distance **1.3km**



**30 QUEENIE WAY CRANBOURNE  
WEST VIC 3977**

 2  2  1

Sold Price **\$500,000** Sold Date **09-Aug-22**

Distance **1.51km**



**2/7 MURTOA PLACE  
CRANBOURNE WEST VIC 3977**

 2  1  1

Sold Price **\$490,000** Sold Date **11-Jul-22**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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