

## 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

25 GEEBUNG ROAD 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Aug 2023

to

31 Jul 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

28 GEEBUNG ROAD CRANBOURNE WEST VIC 3977	\$700,000	01-May-24
9 FURZE COURT CRANBOURNE WEST VIC 3977	\$731,000	16-Apr-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: 13 August 2024



**28 GEEBUNG ROAD CRANBOURNE** Sold Price **\$700,000** Sold Date **01-May-24**  
**WEST VIC 3977**

 4  2  2

Distance **0.11km**



**9 FURZE COURT CRANBOURNE** Sold Price **\$731,000** Sold Date **16-Apr-24**  
**WEST VIC 3977**

 4  2  2

Distance **0.38km**

RS = Recent sale      UN = Undisclosed Sale

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