

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$857,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jun 2023

to

31 May 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

3 RANFURLIE BOULEVARD CRANBOURNE WEST VIC 3977	\$873,000	20-May-24
6 HARPER CRESCENT CRANBOURNE WEST VIC 3977	\$820,000	25-Mar-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: 22 June 2024



**3 RANFURLIE BOULEVARD  
CRANBOURNE WEST VIC 3977**

5 3 2

Sold Price

RS

**\$873,000**

Sold Date **20-May-24**

Distance **0.54km**



**6 HARPER CRESCENT  
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price

**\$820,000**

Sold Date **25-Mar-24**

Distance **1.46km**



**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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