

## 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

29 GREENAWAY TERRACE 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Apr 2024

to

31 Mar 2025

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 23 GREENAWAY TERRACE CRANBOURNE EAST VIC 3977 | \$680,000 | 05-Oct-24 |
| 85 BROAD OAK DRIVE CRANBOURNE EAST VIC 3977   | \$670,000 | 26-Jul-24 |
| 24 MADDOCK DRIVE CRANBOURNE EAST VIC 3977     | \$640,000 | 10-Apr-25 |

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: 30 April 2025

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**23 GREENAWAY TERRACE  
CRANBOURNE EAST VIC 3977**

 3  2  1

Sold Price **\$680,000** Sold Date **05-Oct-24**

Distance **0.04km**



**85 BROAD OAK DRIVE  
CRANBOURNE EAST VIC 3977**

 4  2  1

Sold Price **\$670,000** Sold Date **26-Jul-24**

Distance **0.27km**



**24 MADDOCK DRIVE  
CRANBOURNE EAST VIC 3977**

 3  2  1

Sold Price <sup>RS</sup> **\$640,000** Sold Date **10-Apr-25**

Distance **0.34km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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