

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

1 WILDFLOWER LANE CAIRNLEA VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$956,500

Property type

House

Suburb

Cairnlea

Period-from

01 Oct 2022

to

30 Sep 2023

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

29 FURLONG ROAD CAIRNLEA VIC 3023	\$812,000	02-May-23
19 PEMBREY ROAD CAIRNLEA VIC 3023	\$828,000	17-May-23
38 GRASSY POINT ROAD CAIRNLEA VIC 3023	\$805,000	22-Aug-23

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 October 2023



29 FURLONG ROAD CAIRNLEA VIC 3023

Sold Price

\$812,000 Sold Date **02-May-23**

3 2 2

Distance **1.05km**



19 PEMBREY ROAD CAIRNLEA VIC 3023

Sold Price

\$828,000 Sold Date **17-May-23**

4 2 2

Distance **1.02km**



**38 GRASSY POINT ROAD
CAIRNLEA VIC 3023**

Sold Price

^{RS} **\$805,000** Sold Date **22-Aug-23**

- - -

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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