

Statement of Information

Internet advertising for single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 12 Cormorant Drive, CAIRNLEA 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

(*Enter a single price or range as applicable)

Single price

\$*

or range between

\$650,000

&

\$680,000

Median sale price

Median price

\$680,000

*House

X

*Unit

Suburb

Cairnlea

Period - From 1/1/17

to

31/3/17

Source

Real Estate Institute of Victoria

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 1 Dunbarrim Avenue, Cairnlea	\$750,000	4/4/17
2. 3 Gumleaf Court, Cairnlea	\$635,000	18/3/17
3. 34 Woodburn Avenue, Cairnlea	\$675,000	18/11/16