

STATEMENT OF INFORMATION

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 116 Cairnlea Drive, Cairnlea 3023

Indicative selling price

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

range between \$ 580,000 & \$ 616,000

Median sale price

Median price \$ 598,750 House ☒ Suburb Cairnlea
Period - From February 2017 to May 2017 Source RPdata corelogic.com.au

Comparable property sales

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. 6 Lavendar Road, Cairnlea	\$ 575,000	16/12/2016
2. 122 Cairnlea Drive, Cairnlea	\$ 571,000	1/02/2017
3. 34 Greenstead Way, Cairnlea	\$ 600,000	15/05/2017

Property data source: RPdata corelogic.com.au Generated on 15 May 2017