

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

8 Spearfelt Court 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

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Cairnlea

Period-from

01 Feb 2021

to

31 Jan 2022

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

8 Braywood Terrace Cairnlea VIC 3023	\$998,000	17-Sep-21
65 Gurnung Drive Cairnlea VIC 3023	\$960,000	20-Dec-21
27 Chesterfield Road Cairnlea VIC 3023	\$950,000	19-Nov-21

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: 07 February 2022



8 Braywood Terrace Cairnlea VIC 3023

4 2 2

Sold Price

\$998,000

Sold Date

17-Sep-21

Distance

1.15km



65 Gurnung Drive Cairnlea VIC 3023

3 2 2

Sold Price

\$960,000

Sold Date

20-Dec-21

Distance

2.01km



27 Chesterfield Road Cairnlea VIC 3023

4 2 2

Sold Price

\$950,000

Sold Date

19-Nov-21

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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