

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

19 Egret Crescent, Cairnlea Vic 3023

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$710,000

House

X

Unit

Suburb Cairnlea

Period - From 01/04/2017

to

30/06/2017

Source REIV

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 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	9 Dunbarrim Av CAIRNLEA 3023	\$721,000	17/06/2017
2	19 Tussock Gr CAIRNLEA 3023	\$720,000	27/05/2017
3	18 Egret Cr CAIRNLEA 3023	\$710,000	18/04/2017

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 six months.~~

Alan Au
9367 7044
0432 716 822
aau@barryplant.com.au



Rooms:
Property Type: Land
Land Size: 657 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
June quarter 2017: \$710,000

Comparable Properties



9 Dunbarrim Av CAIRNLEA 3023 (REI/VG)

[Agent Comments](#)



Price: \$721,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 6
Property Type: House (Res)
Land Size: 550 sqm approx

19 Tussock Gr CAIRNLEA 3023 (REI)

[Agent Comments](#)



Price: \$720,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House
Land Size: 595 sqm approx

18 Egret Cr CAIRNLEA 3023 (REI/VG)

[Agent Comments](#)



Price: \$710,000
Method: Private Sale
Date: 18/04/2017
Rooms: 9
Property Type: House (Res)
Land Size: 784 sqm approx