

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

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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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
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#### Median sale price

Median price	\$710,000	Hou	se 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

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.

**Account** - Barry Plant | P: 03 9390 8333 | F: 03 9367 3228



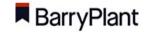
OR



\$710,000

18/04/2017

Generated: 28/09/2017 16:00



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



Rooms:

Property Type: Land Land Size: 657 sqm approx

Agent Comments

### Comparable Properties



9 Dunbarrim Av CAIRNLEA 3023 (REI/VG)

**–** 2



**(2)** 

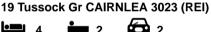
Price: \$721,000 Method: Auction Sale Date: 17/06/2017

Rooms: 6

Property Type: House (Res) Land Size: 550 sqm approx

**--**4





**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)

**-**4





Price: \$710,000 Method: Private Sale Date: 18/04/2017

Rooms: 9

Property Type: House (Res) Land Size: 784 sqm approx

**Agent Comments** 

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