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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

18 Woodburn Avenue Cairnlea VIC 3023

 5  4  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,260,000 & \$1,290,000

## Median Sale Price

\$720,000 Houses in Cairnlea between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**18 Greenstead Way Cairnlea VIC 3023**

 4  3  2

Sold Price

**\$1,310,000**

Sold Date

**21-Jun-18**

Distance

**0.41km**



**24 Brookglen Boulevard Cairnlea VIC 3023**

 5  3  2

Sold Price

**\$1,175,000**

Sold Date

**28-Aug-18**

Distance

**0.56km**



**43 Waterview Drive Cairnlea VIC 3023**

 4  2  3

Sold Price

**\$1,380,000**

Sold Date

**09-Oct-18**

Distance

**0.83km**

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