

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 Barrwang Street 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

\$780,000

&

\$850,000

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

3 Dunbarrim Avenue Cairnlea VIC 3023	\$850,000	26-Jun-21
10 Gurnung Drive Cairnlea VIC 3023	\$820,000	08-May-21
19 Wattle Grove Road Cairnlea VIC 3023	\$780,000	13-Sep-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: 01 February 2022


3 Dunbarrim Avenue Cairnlea VIC 3023

Sold Price

\$850,000

Sold Date

26-Jun-21
 4  2  2

Distance

0.18km

10 Gurnung Drive Cairnlea VIC 3023

Sold Price

\$820,000

Sold Date

08-May-21
 3  2  2

Distance

0.24km

19 Wattle Grove Road Cairnlea VIC 3023

Sold Price

\$780,000

Sold Date

13-Sep-21
 3  2  2

Distance

1.13km
RS = Recent sale

UN = Undisclosed Sale

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