

## 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

45 MINVI TERRACE CAIRNLEA VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$985,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Cairnlea

Period-from

01 Aug 2021

to

31 Jul 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

6 LAVENDER PARK ROAD CAIRNLEA VIC 3023	\$975,000	04-Jul-22
60 NOBEL BANKS DRIVE CAIRNLEA VIC 3023	\$1,080,000	26-May-22
13 KINGSBRIDGE CIRCUIT CAIRNLEA VIC 3023	\$1,111,111	21-May-22

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: 10 August 2022



## 6 LAVENDER PARK ROAD CAIRNLEA VIC 3023

4 2 2

Sold Price

<sup>RS</sup>

**\$975,000**

Sold Date

**04-Jul-22**

Distance

**0.81km**



## 60 NOBEL BANKS DRIVE CAIRNLEA VIC 3023

4 2 2

Sold Price

**\$1,080,000**

Sold Date

**26-May-22**

Distance

**1.39km**



## 13 KINGSBRIDGE CIRCUIT CAIRNLEA VIC 3023

4 3 2

Sold Price

**\$1,111,111**

Sold Date

**21-May-22**

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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