

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

5 HOMEBUSH ROAD 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,500

Property type

House

Suburb

Cairnlea

Period-from

01 Jun 2021

to

31 May 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

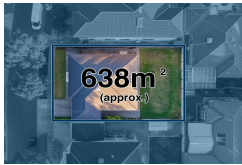
Date of sale

4 DIANELLA STREET CAIRNLEA VIC 3023	\$960,000	28-Mar-22
8 SPEARFELT COURT CAIRNLEA VIC 3023	\$950,000	01-Apr-22
19 FURLONG ROAD CAIRNLEA VIC 3023	\$950,000	10-Mar-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: 16 June 2022



4 DIANELLA STREET CAIRNLEA VIC 3023

3 2 2

Sold Price

\$960,000

Sold Date

28-Mar-22

Distance

0.84km



8 SPEARFELT COURT CAIRNLEA VIC 3023

4 2 2

Sold Price

^{RS} **\$950,000**

Sold Date

01-Apr-22

Distance

0.5km



19 FURLONG ROAD CAIRNLEA VIC 3023

3 2 2

Sold Price

Sold Date

10-Mar-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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