

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

2 Clare Brennan Drive 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Cairnlea

Period-from

01 Jan 2019

to

31 Dec 2019

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 Sullivan Road Cairnlea VIC 3023	\$720,000	01-Oct-19
26 Playhouse Avenue Cairnlea VIC 3023	\$718,888	07-Sep-19
16 Mallebush Avenue Cairnlea VIC 3023	\$730,000	25-Nov-19

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: 21 January 2020



6 Sullivan Road Cairnlea VIC 3023

Sold Price

\$720,000

Sold Date

01-Oct-19

 4  2  2

Distance

0.93km



26 Playhouse Avenue Cairnlea VIC 3023

Sold Price

\$718,888

Sold Date

07-Sep-19

 4  2  2

Distance

1.24km



16 Mallebush Avenue Cairnlea VIC 3023

Sold Price

^{RS} **\$730,000**

Sold Date

25-Nov-19

 3  2  2

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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