

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 HIGHFIELD 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

\$850,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Cairnlea

Period-from

01 Mar 2022

to

28 Feb 2023

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

34 DUNBARRIM AVENUE CAIRNLEA VIC 3023	\$880,000	16-Dec-22
29 EDGEWATER CIRCUIT CAIRNLEA VIC 3023	\$880,000	05-Sep-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: 21 March 2023

Tommy Truong

M 0432455888

E ttruong@whiteknightestateagents.com.au



**34 DUNBARRIM AVENUE
CAIRNLEA VIC 3023**

 4  2  4

Sold Price

\$880,000

Sold Date

16-Dec-22

Distance

1.53km



**29 EDGEWATER CIRCUIT
CAIRNLEA VIC 3023**

 3  2  2

Sold Price

Sold Date

05-Sep-22

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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