

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	22 Settlers Way, Cairnlea Vic 3023
Including suburb and	<b>,</b>

Including suburb and	
postcode	

# Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$650,000

#### Median sale price

Median price	\$661,000	Hou	use X	Unit		Suburb	Cairnlea
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

## 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 six 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
1		
2		
3		

### OR

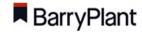
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9390 8333 | F: 03 9367 3228





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Rooms:

**Property Type:** Land **Land Size:** 831 sqm approx

**Agent Comments** 

Indicative Selling Price \$650,000 Median House Price Year ending September 2017: \$661,000

# Comparable Properties

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