

## 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

24 Eden Valley Road 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

\$890,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$817,500

Property type

House

Suburb

Cairnlea

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 8 Braywood Terrace Cairnlea VIC 3023 | \$998,000 | 17-Sep-21 |
| 10 Ibis Grove Cairnlea VIC 3023      | \$940,000 | 13-Jul-21 |
| 1 Sheoke Grove Cairnlea VIC 3023     | \$925,000 | 29-Jun-21 |

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.~~

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### 8 Braywood Terrace Cairnlea VIC 3023

 4  2  2

Sold Price

**\$998,000**

Sold Date

**17-Sep-21**

Distance

**0.72km**



### 10 Ibis Grove Cairnlea VIC 3023

 5  2  2

Sold Price

**\$940,000**

Sold Date

**13-Jul-21**

Distance

**1.11km**



### 1 Sheoke Grove Cairnlea VIC 3023

 4  2  2

Sold Price

**\$925,000**

Sold Date

**29-Jun-21**

Distance

**1.27km**

RS = Recent sale

UN = Undisclosed Sale

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