

## 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

6 Sapling Terrace, Cairnlea Vic 3023

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$799,000

#### Median sale price

Median price

\$661,000

House

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	22 Stockton Dr CAIRNLEA 3023	\$810,000	17/06/2017
2	35 Willis St ST ALBANS 3021	\$810,000	15/08/2017
3	23 Furlong Rd CAIRNLEA 3023	\$777,000	20/07/2017

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.~~



 4   
  2   
  2

**Rooms:****Property Type:** House (Res)**Land Size:** 640 sqm approx

Agent Comments

**Indicative Selling Price**

\$799,000

**Median House Price**

Year ending September 2017: \$661,000

## Comparable Properties

**22 Stockton Dr CAIRNLEA 3023 (VG)**

Agent Comments

 3   
  -   
  -

**Price:** \$810,000**Method:** Sale**Date:** 17/06/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 628 sqm approx**35 Willis St ST ALBANS 3021 (REI)**

Agent Comments

 4   
  3   
  2

**Price:** \$810,000**Method:** Private Sale**Date:** 15/08/2017**Rooms:** 7**Property Type:** House**Land Size:** 612 sqm approx**23 Furlong Rd CAIRNLEA 3023 (VG)**

Agent Comments

 3   
  -   
  -

**Price:** \$777,000**Method:** Sale**Date:** 20/07/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 574 sqm approx