

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 MINVI TERRACE, CAIRNLEA, VIC 3023

4 2 2

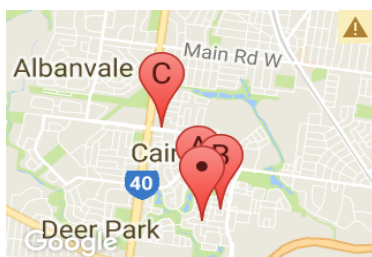
Indicative Selling Price

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

Price Range: \$750,000 to \$820,000

Provided by: Eddy Hsu, Sweeney Estate Agents Sunshine

MEDIAN SALE PRICE



CAIRNLEA, VIC, 3023

Suburb Median Sale Price (House)

\$700,000

01 July 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2 WOODSDALE CRT, CAIRNLEA, VIC 3023

4 2 2

Sale Price

\$825,000

Sale Date: 03/06/2017

Distance from Property: 287m



34 LYNNE MAREE AVE, CAIRNLEA, VIC 3023

4 2 2

Sale Price

\$875,000

Sale Date: 22/07/2017

Distance from Property: 292m



5 CAIRNLEA DR, CAIRNLEA, VIC 3023

4 2 2

Sale Price

\$835,000

Sale Date: 26/09/2017

Distance from Property: 1.4km



This report has been compiled on 03/11/2017 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

35 MINVI TERRACE, CAIRNLEA, VIC 3023

Indicative selling price

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

Price Range:

\$750,000 to \$820,000

Median sale price

Median price

\$700,000

House

X

Unit

Suburb

CAIRNLEA

Period

01 July 2017 to 30 September 2017

Source



Comparable property sales

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
2 WOODSDALE CRT, CAIRNLEA, VIC 3023	\$825,000	03/06/2017
34 LYNNE MAREE AVE, CAIRNLEA, VIC 3023	\$875,000	22/07/2017
5 CAIRNLEA DR, CAIRNLEA, VIC 3023	Price Withheld	26/09/2017