

## 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

317/93 FURLONG 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Cairnlea

Period-from

01 Apr 2023

to

31 Mar 2024

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

411/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$468,000	02-Dec-23
511/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$480,000	12-Jul-23
205/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$460,000	17-Jun-23

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: 22 April 2024



## 411/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023

 2  2  1

Sold Price

<sup>RS</sup>

**\$468,000**

Sold Date

**02-Dec-23**

Distance

**0.02km**



## 511/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023

 2  2  1

Sold Price

**\$480,000**

Sold Date

**12-Jul-23**

Distance

**0km**



## 205/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023

 2  2  1

Sold Price

**\$460,000**

Sold Date

**17-Jun-23**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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