

## 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

213/93 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

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,600

Property type

Unit

Suburb

Cairnlea

Period-from

01 Jan 2023

to

31 Dec 2023

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

207/93 FURLONG ROAD CAIRNLEA VIC 3023	350000	28-Aug-23
516/93 FURLONG ROAD CAIRNLEA VIC 3023	400000	14-Sep-23
516/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	415000	25-Sep-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: 16 January 2024



**207/93 FURLONG ROAD  
 CAIRNLEA VIC 3023**

1 1 2

Sold Price **350000** Sold Date **28-Aug-23**

Distance **0.03km**

**516/93 FURLONG ROAD CAIRNLEA  
 VIC 3023**

2 1 1

Sold Price **400000** Sold Date **14-Sep-23**

Distance **-**



**516/118 CAIRNLEA DRIVE  
 CAIRNLEA VIC 3023**

2 2 1

Sold Price **415000** Sold Date **25-Sep-23**

Distance **0.02km**

RS = Recent sale      UN = Undisclosed Sale

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