

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

315/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023

Indicative selling price

For the meaning of this price see 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

\$425,500

Property type

Unit

Suburb

Cairnlea

Period-from

01 Jul 2022

to

30 Jun 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

306/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$440,000	25-Feb-23
205/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$460,000	02-Jul-23
404/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$445,000	04-Feb-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: 12 July 2023



**306/118 CAIRNLEA DRIVE
CAIRNLEA VIC 3023**

 2  2  1

Sold Price

\$440,000

Sold Date

25-Feb-23

Distance

0km



**205/118 CAIRNLEA DRIVE
CAIRNLEA VIC 3023**

 2  2  1

Sold Price

^{RS} **\$460,000**

Sold Date

02-Jul-23

Distance

0km



**404/118 CAIRNLEA DRIVE
CAIRNLEA VIC 3023**

 2  2  1

Sold Price

\$445,000

Sold Date

04-Feb-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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