

## 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 42 Stockton Drive 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  or range between \$650,000 & \$710,000

### Median sale price

Median price \$638,888 \*House X  Suburb Cairnlea VIC 3023  
Period - From 22-06-2016 to 22-06-2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

### 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
1. 18 Egret Crescent Cairnlea	\$710,000	18-04-2017
2. 10 Treemont Court Cairnlea	\$685,000	03-06-2017
3. 11 Saltmarsh Place Cairnlea	\$645,000	26-05-2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).