

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 LYNNE MAREE AVENUE, CAIRNLEA,

4 2 3

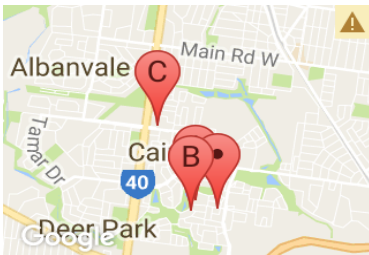
Indicative Selling Price

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

Price Range: \$800,000 to \$850,000

Provided by: Eddy Hsu, Sweeney Estate Agents Sunshine

MEDIAN SALE PRICE



CAIRNLEA, VIC, 3023

Suburb Median Sale Price (House)

\$720,000

01 January 2017 to 31 March 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: 323m



18 LAKEWOOD BVD, CAIRNLEA, VIC 3023

4 2 2

Sale Price

***\$980,000**

Sale Date: 06/05/2017

Distance from Property: 360m



3 CAIRNLEA DR, CAIRNLEA, VIC 3023

3 2 2

Sale Price

\$721,000

Sale Date: 08/02/2017

Distance from Property: 1.4km



This report has been compiled on 16/06/2017 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

34 LYNNE MAREE AVENUE, CAIRNLEA, VIC 3023

Indicative selling price

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Price Range:

\$800,000 to \$850,000

Median sale price

Median price

\$720,000

House

X

Unit


Suburb

CAIRNLEA

Period

01 January 2017 to 31 March 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
18 LAKEWOOD BVD, CAIRNLEA, VIC 3023	*\$980,000	06/05/2017
3 CAIRNLEA DR, CAIRNLEA, VIC 3023	\$721,000	08/02/2017