

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

213/118 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Cairnlea

Period-from

01 Sep 2021

to

31 Aug 2022

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

316/93 FURLONG ROAD CAIRNLEA VIC 3023	\$434,000	17-Jun-22
512/93 FURLONG ROAD CAIRNLEA VIC 3023	\$422,000	06-Jun-22
106/93 FURLONG ROAD CAIRNLEA VIC 3023	\$405,000	11-Aug-22

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: 13 September 2022



316/93 FURLONG ROAD CAIRNLEA VIC 3023 Sold Price

\$434,000 Sold Date **17-Jun-22**

 2  2  1

Distance **0km**



512/93 FURLONG ROAD CAIRNLEA VIC 3023 Sold Price

\$422,000 Sold Date **06-Jun-22**

 3  1  1

Distance **0km**



106/93 FURLONG ROAD CAIRNLEA VIC 3023

Sold Price

^{RS} **\$405,000** Sold Date **11-Aug-22**

 2  1  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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