

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

44 Homebush Road 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

*House

X

*Unit

Suburb

Cairnlea

Period-from

01 Jul 2018

to

30 Jun 2019

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

14 Homebush Road Cairnlea VIC 3023	\$705,000	15-Mar-19
8 Millstream Circuit Cairnlea VIC 3023	\$660,500	22-May-19
11 Spinifex Street Cairnlea VIC 3023	\$688,888	09-May-19

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.~~

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14 Homebush Road Cairnlea VIC 3023

 4  2  2

Sold Price

\$705,000

Sold Date

15-Mar-19

Distance

0.13km



8 Millstream Circuit Cairnlea VIC 3023

 3  2  2

Sold Price

\$660,500

Sold Date

22-May-19

Distance

0.35km



11 Spinifex Street Cairnlea VIC 3023

 3  1  1

Sold Price

\$688,888

Sold Date

09-May-19

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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