

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

15 Winnunga 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 \$660,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$755,000 Property type House Suburb Cairnlea

Period from 01 Jan 2019 to 31 Dec 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 agents representative considers to be most comparable to the property for sale:

Address of comparable property	Price	Date of sale
4 Delmar Walk Cairnlea VIC 3023	\$595,000	17-Nov-19
7 Marsh Mays Road Cairnlea VIC 3023	\$660,000	17-Dec-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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4 Delmar Walk Cairnlea VIC 3023 Sold Price \$595,000 Sold Date 17-Nov-19

 4  3  2 Distance 0.24km



7 Marsh Mays Road Cairnlea VIC Sold Price ^{RS}\$660,000 Sold Date 17-Dec-19

 3  1  2 Distance 0.91km

RS = Recent sale UN = Undisclosed Sale

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