

## 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 10 Tom Rigg Street, Cairnlea, 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$580,000 & \$620,000

### Median sale price

Median price \$ 710,000 House ☒ Suburb Cairnlea

Period - From April 2017 to June 2017 Source REIV [propertydata.com.au](http://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. 34 Greenstead Way, Cairnlea, 3023	\$600,000	22/04/2017
2. 19 Wattle Grove Road, Cairnlea, 3023	\$640,000	28/04/2017
3. 4 Playhouse Avenue, Cairnlea, 3023	\$590,000	22/02/2017

Property data source: REIV [propertydata.com.au](http://propertydata.com.au) Generated on 28<sup>th</sup> June 2017.