

## 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

33 Stockton Drive Cairnlea VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$720,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Cairnlea

Period-from

01 Feb 2019

to

31 Jan 2020

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

8 Stockton Drive Cairnlea VIC 3023	\$765,000	06-Jul-19
8 Edgewater Circuit Cairnlea VIC 3023	\$810,000	26-Mar-19
72 Ken Jordan Road Cairnlea VIC 3023	\$755,000	31-Jan-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.~~

This Statement of Information was prepared on: 25 February 2020



**8 Stockton Drive Cairnlea VIC 3023** Sold Price **\$765,000** Sold Date **06-Jul-19**  
 Distance **0.34km**  
 4 beds 2 bathrooms 2 cars



**8 Edgewater Circuit Cairnlea VIC 3023** Sold Price **\$810,000** Sold Date **26-Mar-19**  
 Distance **0.73km**  
 5 beds 3 bathrooms 2 cars



**72 Ken Jordan Road Cairnlea VIC 3023** Sold Price **\$755,000** Sold Date **31-Jan-19**  
 Distance **1.09km**  
 4 beds 2 bathrooms 2 cars



**3 Farmington Road Cairnlea VIC 3023** Sold Price **\$800,000** Sold Date **27-Jun-19**  
 Distance **1.13km**  
 3 beds 3 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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