

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

35 Nobel Banks Drive, Cairnlea Vic 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$695,000

Median sale price

Median price

\$697,500

House

X

Unit

Suburb

Cairnlea

Period - From

01/10/2017

to

31/12/2017

Source

REIV

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 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	16 Westbury St CAIRNLEA 3023	\$640,000	29/07/2017
2	16 Homebush Rd CAIRNLEA 3023	\$635,000	08/08/2017
3	16 Appletree Gr CAIRNLEA 3023	\$621,000	28/10/2017

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 six months.



Rooms:
Property Type: Land
Land Size: 351 sqm approx
 Agent Comments

Indicative Selling Price
 \$695,000
Median House Price
 December quarter 2017: \$697,500

Comparable Properties

16 Westbury St CAIRNLEA 3023 (REI/VG)

Agent Comments



Price: \$640,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 316 sqm approx



16 Homebush Rd CAIRNLEA 3023 (VG)

Agent Comments



Price: \$635,000
Method: Sale
Date: 08/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 397 sqm approx



16 Appletree Gr CAIRNLEA 3023 (REI)

Agent Comments



Price: \$621,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 5
Property Type: Townhouse (Res)