

## 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

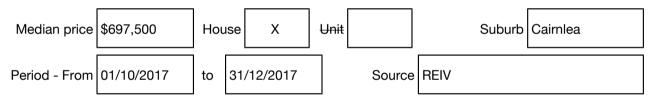
35 Nobel Banks Drive, Cairnlea Vic 3023

#### Indicative selling price

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

Single price \$695,000

#### Median sale price



#### 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.

#### Account - Barry Plant | P: 03 9390 8333 | F: 03 9367 3228

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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) 3 2 2 2 Price: \$640,000 Method: Auction Sale Date: 29/07/2017 Rooms: - Property Type: House (Res) Land Size: 316 sqm approx	Agent Comments
16 Homebush Rd CAIRNLEA 3023 (VG) 3  -  - Price: \$635,000 Method: Sale Date: 08/08/2017 Rooms: - Property Type: House (Res) Land Size: 397 sqm approx	Agent Comments
16 Appletree Gr CAIRNLEA 3023 (REI) 3 2 2 2 Price: \$621,000 Method: Auction Sale Date: 28/10/2017 Rooms: 5 Property Type: Townhouse (Res)	Agent Comments

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