

## 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

68 KEN JORDAN ROAD 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

or range  
between

\$960,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Cairnlea

Period-from

01 Feb 2024

to

31 Jan 2025

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

15 CORMORANT DRIVE CAIRNLEA VIC 3023	\$995,000	27-Jan-25
6 LOBELIA GROVE CAIRNLEA VIC 3023	\$960,000	24-Jan-25

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: 13 February 2025



**15 CORMORANT DRIVE CAIRNLEA VIC 3023**

 5  2  2

Sold Price <sup>RS</sup> **\$995,000** <sup>UN</sup> Sold Date **27-Jan-25**

Distance **1.05km**



**6 LOBELIA GROVE CAIRNLEA VIC 3023**

 4  2  2

Sold Price <sup>RS</sup> **\$960,000** Sold Date **24-Jan-25**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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