

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

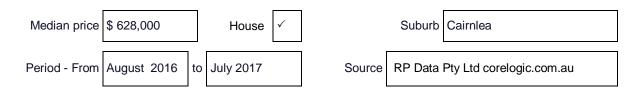
Property offered for sale Address Including suburb and postcode 4 Foxdale Place, Cairnlea, 3023

Indicative selling price

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

range between \$ 540,000 & \$ 575,000

Median sale price



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. 24 Nobel Banks Drive, Cairnlea, 3023 | \$ 550,000 | 11 Jan 2017 |
| 2. 34 Greenstead Way, Cairnlea, 3023 | \$ 600,000 | 23 April 2017 |
| 3. 3 Oatlands Lane, Cairnlea, 3023 | \$ 547,000 | 29 Nov 2016 |

Property data source: RPData corelogic.com.au Generated on 14 June 2017.