

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

Median price \$ 628,000

House ☒

Suburb Cairnlea

Period - From August 2016 to July 2017

Source RP Data Pty Ltd corelogic.com.au

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