

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

8 Lantern Court Cairnlea VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$794,000

Property type

House

Suburb

Cairnlea

Period-from

01 Jul 2020

to

30 Jun 2021

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 Winnunga Road Cairnlea VIC 3023	\$608,000	30-Jan-21
5 Wildflower Lane Cairnlea VIC 3023	\$570,000	06-Jul-19

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: 01 July 2021



15 Winnunga Road Cairnlea VIC 3023

 3  2  2

Sold Price **\$608,000** Sold Date **30-Jan-21**

Distance **0.89km**



5 Wildflower Lane Cairnlea VIC 3023

 3  2  2

Sold Price **\$570,000** Sold Date **06-Jul-19**

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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