

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

501/93 FURLONG ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,000

Property type

Unit

Suburb

Cairnlea

Period-from

01 Oct 2023

to

30 Sep 2024

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

304/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$440,000	07-May-24
317/93 FURLONG ROAD CAIRNLEA VIC 3023	\$440,000	22-May-24
312/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$435,000	26-Sep-24

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: 21 October 2024



304/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023

2 2 1

Sold Price **\$440,000** Sold Date **07-May-24**

Distance **0km**



317/93 FURLONG ROAD CAIRNLEA VIC 3023

2 2 1

Sold Price ^{RS} **\$440,000** Sold Date **22-May-24**

Distance **0km**



312/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023

2 2 1

Sold Price ^{RS} **\$435,000** Sold Date **26-Sep-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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