

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

315/118 CAIRNLEA DRIVE 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

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Cairnlea

Period-from

01 Dec 2023

to

30 Nov 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

310/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$450,000	13-Apr-24
312/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$435,000	05-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: 05 December 2024



**310/118 CAIRNLEA DRIVE
CAIRNLEA VIC 3023**

2 2 1

Sold Price **\$450,000** Sold Date **13-Apr-24**

Distance **0.02km**



**312/118 CAIRNLEA DRIVE
CAIRNLEA VIC 3023**

2 2 1

Sold Price **\$435,000** Sold Date **05-Sep-24**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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