

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 3 Gunuwarra Road, Cairnlea, 3023

Indicative selling price

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

range between

\$640,000

&

\$ 700,000

Median sale price

Median price \$637,500

House ☒

Suburb Cairnlea

Period - From Nov 2016

to May 2017

Source REIV propertydata.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. 65 Gurnung Drive, Cairnlea, 3023	\$ 682,500	19/11/2016
2. 31 Dunbarrim Avenue, Cairnlea, 323	\$ 640,000	02/11/2016
3. 19 Tussock Grove, Cairnlea, 3023	\$ 720,000	27/05/2017