

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

5 Ravenswood Walk 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,450

Property type

Unit

Suburb

Cairnlea

Period-from

01 Oct 2019

to

30 Sep 2020

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

4 Oatlands Lane Cairnlea VIC 3023	\$615,000	03-Sep-20
199 Cairnlea Drive Cairnlea VIC 3023	\$630,000	07-Apr-20
15 Dighton Terrace Cairnlea VIC 3023	\$605,000	06-May-20

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: 03 October 2020



4 Oatlands Lane Cairnlea VIC 3023 Sold Price ^{RS} **\$615,000** ^{UN} Sold Date **03-Sep-20**

4 2 2

Distance **0.41km**



199 Cairnlea Drive Cairnlea VIC 3023 Sold Price **\$630,000** Sold Date **07-Apr-20**

3 2 2

Distance **0.66km**



15 Dighton Terrace Cairnlea VIC 3023 Sold Price **\$605,000** Sold Date **06-May-20**

3 2 2

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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