

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

179 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

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

*House

*Unit

X

Suburb

Cairnlea

Period-from

to

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

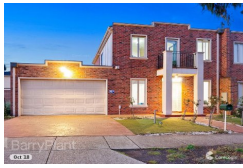
22 Sullivan Road Cairnlea VIC 3023	\$614,000	16-Jan-19
42 Homebush Road Cairnlea VIC 3023	\$595,000	02-Mar-19
4 Ravenswood Walk Cairnlea VIC 3023	\$580,000	06-May-19

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.~~

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22 Sullivan Road Cairnlea VIC 3023 Sold Price **\$614,000** Sold Date **16-Jan-19**

3 2 2

Distance **1.47km**



42 Homebush Road Cairnlea VIC 3023 Sold Price **\$595,000** Sold Date **02-Mar-19**

3 2 2

Distance **1.24km**



4 Ravenswood Walk Cairnlea VIC 3023 Sold Price ^{RS} **\$580,000** Sold Date **06-May-19**

4 2 2

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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