

## 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

14 SETTLERS WAY CAIRNLEA VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,070,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$926,500

Property type

House

Suburb

Cairnlea

Period-from

01 Feb 2023

to

31 Jan 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

9 CORMORANT DRIVE CAIRNLEA VIC 3023	\$1,150,000	16-Dec-23
1 BILLY BUTTONS AVENUE CAIRNLEA VIC 3023	\$1,140,000	24-Oct-23
20 LONGWOOD AVENUE CAIRNLEA VIC 3023	\$1,070,000	09-Dec-23

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: 04 February 2024



## 9 CORMORANT DRIVE CAIRNLEA VIC 3023

5 3 2

Sold Price

<sup>RS</sup>

**\$1,150,000**

Sold Date

**16-Dec-23**

Distance

**0.47km**



## 1 BILLY BUTTONS AVENUE CAIRNLEA VIC 3023

5 3 2

Sold Price

<sup>RS</sup>

**\$1,140,000**

Sold Date

**24-Oct-23**

Distance

**0.78km**



## 20 LONGWOOD AVENUE CAIRNLEA VIC 3023

5 3 2

Sold Price

<sup>RS</sup>

**\$1,070,000**

Sold Date

**09-Dec-23**

Distance

**0.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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