

## 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

20 MILLSTREAM CIRCUIT, CAIRNLEA, VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$700,000 to \$750,000

### Median sale price

Median price

\$702,500

House

X

Unit

Suburb

CAIRNLEA

Period

01 October 2017 to 31 March 2018

Source

pricefinder

### 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
10 SALTMARSH PL, CAIRNLEA, VIC 3023	\$685,000	23/10/2017
17 BLACKWOOD CRT, CAIRNLEA, VIC 3023	\$730,000	13/11/2017
20 BLACKWOOD CRT, CAIRNLEA, VIC 3023	\$740,000	28/09/2017