

## 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

24 CORMORANT DRIVE CAIRNLEA VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Land

Suburb

Cairnlea

Period-from

01 Jul 2021

to

30 Jun 2022

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

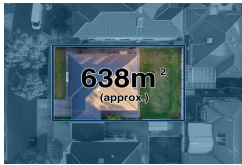
Date of sale

4 DIANELLA STREET CAIRNLEA VIC 3023	\$960,000	28-Mar-22
8 SPEARFELT COURT CAIRNLEA VIC 3023	\$950,000	28-Feb-22
17 HERON ROAD CAIRNLEA VIC 3023	\$982,500	26-Jan-22

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: 21 July 2022



## 4 DIANELLA STREET CAIRNLEA VIC 3023

3 2 2

Sold Price

**\$960,000**

Sold Date

**28-Mar-22**

Distance

**0.87km**



## 8 SPEARFELT COURT CAIRNLEA VIC 3023

4 2 2

Sold Price

**\$950,000**

Sold Date

**28-Feb-22**

Distance

**0.85km**



## 17 HERON ROAD CAIRNLEA VIC 3023

4 2 2

Sold Price

**\$982,500**

Sold Date

**26-Jan-22**

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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