

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

7 SULLIVAN ROAD 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Cairnlea

Period-from

01 Nov 2023

to

31 Oct 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

3 SETTLERS WAY CAIRNLEA VIC 3023	\$1,090,000	26-Jun-24
11 MOORLAND ROAD CAIRNLEA VIC 3023	\$1,080,000	06-Nov-24
21 CLARE BRENNAN DRIVE CAIRNLEA VIC 3023	\$1,060,000	27-May-24

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: 19 November 2024



3 SETTLERS WAY CAIRNLEA VIC 3023

4 2 2

Sold Price **\$1,090,000** Sold Date **26-Jun-24**

Distance **0.23km**



11 MOORLAND ROAD CAIRNLEA VIC 3023

5 2 4

Sold Price ^{RS} **\$1,080,000** Sold Date **06-Nov-24**

Distance **0.29km**



21 CLARE BRENNAN DRIVE CAIRNLEA VIC 3023

4 3 2

Sold Price **\$1,060,000** Sold Date **27-May-24**

Distance **0.94km**

RS = Recent sale UN = Undisclosed Sale

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