

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

4 SETTLERS WAY 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

\$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

20 LONGWOOD AVENUE CAIRNLEA VIC 3023	\$1,070,000	09-Dec-23
1 BILLY BUTTONS AVENUE CAIRNLEA VIC 3023	\$1,140,000	24-Oct-23
34 CHESTERFIELD ROAD CAIRNLEA VIC 3023	\$1,175,000	20-Jan-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: 16 February 2024



**20 LONGWOOD AVENUE
CAIRNLEA VIC 3023**

5 3 2

Sold Price ^{RS} **\$1,070,000** Sold Date **09-Dec-23**

Distance **0.2km**



**1 BILLY BUTTONS AVENUE
CAIRNLEA VIC 3023**

5 3 2

Sold Price ^{RS} **\$1,140,000** Sold Date **24-Oct-23**

Distance **0.86km**



**34 CHESTERFIELD ROAD
CAIRNLEA VIC 3023**

5 4 2

Sold Price ^{RS} **\$1,175,000** Sold Date **20-Jan-24**

Distance **1.38km**



**42 CARMODY DRIVE CAIRNLEA
VIC 3023**

5 3 2

Sold Price ^{RS} **\$1,195,000** Sold Date **01-Feb-24**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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