

## 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

217/93 FURLONG ROAD 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

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Cairnlea

Period-from

01 Dec 2023

to

30 Nov 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

310/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$450,000	13-Apr-24
317/93 FURLONG ROAD CAIRNLEA VIC 3023	\$440,000	-
312/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$435,000	05-Sep-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: 03 December 2024



**310/118 CAIRNLEA DRIVE  
CAIRNLEA VIC 3023**

2 2 1

Sold Price **\$450,000** Sold Date **13-Apr-24**

Distance **0km**



**317/93 FURLONG ROAD CAIRNLEA  
VIC 3023**

2 2 1

Sold Price **\$440,000** Sold Date **-**

Distance **0km**



**312/118 CAIRNLEA DRIVE  
CAIRNLEA VIC 3023**

2 2 1

Sold Price **\$435,000** Sold Date **05-Sep-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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