

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

11 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

\$930,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

House

Suburb

Cairnlea

Period-from

01 Aug 2022

to

31 Jul 2023

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

12 MARSH MAYS ROAD CAIRNLEA VIC 3023	\$988,000	19-Apr-23
12 WALERT STREET CAIRNLEA VIC 3023	\$1,050,000	26-Jun-23
30 PAWLEENA CIRCUIT CAIRNLEA VIC 3023	\$985,000	26-Jul-23

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: 28 August 2023



12 MARSH MAYS ROAD CAIRNLEA VIC 3023

Sold Price

\$988,000

Sold Date

19-Apr-23



4



2



3

Distance

1.64km



12 WALERT STREET CAIRNLEA VIC 3023

Sold Price

\$1,050,000

Sold Date

26-Jun-23



4



2



2

Distance

1.56km



30 PAWLEENA CIRCUIT CAIRNLEA VIC 3023

Sold Price

\$985,000

Sold Date

26-Jul-23



4



2



2

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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