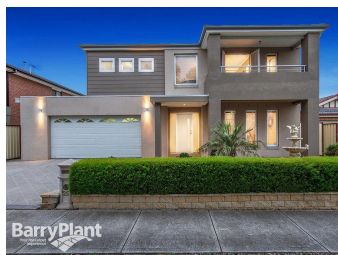


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 PEMBREY ROAD, CAIRNLEA, VIC 3023  4  2  2

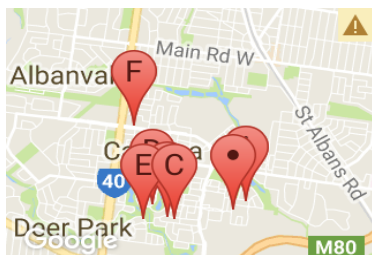
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: 920,000 to 970,000

Provided by: Pauline Nguyen, Unity Estate Agents

MEDIAN SALE PRICE



CAIRNLEA, VIC, 3023

Suburb Median Sale Price (House)

\$731,500

01 October 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



26 COOMGARIE TCE, CAIRNLEA, VIC 3023  4  2  2

Sale Price

***\$925,000**

Sale Date: 21/12/2017

Distance from Property: 198m



47 MINVI TCE, CAIRNLEA, VIC 3023  4  2  2

Sale Price

\$800,000

Sale Date: 24/12/2017

Distance from Property: 862m



35 MINVI TCE, CAIRNLEA, VIC 3023  4  2  2

Sale Price

***\$820,000**

Sale Date: 11/12/2017

Distance from Property: 782m



This report has been compiled on 21/03/2018 by Unity Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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39 WATERVIEW DR, CAIRNLEA, VIC 3023

 4  3  4

Sale Price

\$1,206,000

Sale Date: 21/10/2017

Distance from Property: 1.1km



39 GURNUNG DR, CAIRNLEA, VIC 3023

 5  4  3

Sale Price

\$915,000

Sale Date: 16/09/2017

Distance from Property: 1.2km



5 CAIRNLEA DR, CAIRNLEA, VIC 3023

 3  2  2

Sale Price

\$835,000

Sale Date: 26/09/2017

Distance from Property: 1.8km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 PEMBREY ROAD, CAIRNLEA, VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

920,000 to 970,000

Median sale price

Median price

\$731,500

House

X

Unit


Suburb

CAIRNLEA

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
26 COOMGARIE TCE, CAIRNLEA, VIC 3023	*\$925,000	21/12/2017
47 MINVI TCE, CAIRNLEA, VIC 3023	\$800,000	24/12/2017
35 MINVI TCE, CAIRNLEA, VIC 3023	*\$820,000	11/12/2017
39 WATERVIEW DR, CAIRNLEA, VIC 3023	\$1,206,000	21/10/2017

39 GURNUNG DR, CAIRNLEA, VIC 3023	\$915,000	16/09/2017
5 CAIRNLEA DR, CAIRNLEA, VIC 3023	\$835,000	26/09/2017