

## 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

3 BRINKHILL COURT 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Cairnlea

Period-from

01 Feb 2024

to

31 Jan 2025

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

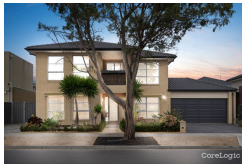
Date of sale

3 EDGERUNNER CIRCUIT ST ALBANS VIC 3021	\$1,050,000	24-Sep-24
7 HONEYEATER TERRACE CAIRNLEA VIC 3023	\$1,310,000	03-Aug-24
25 HOMEBUSH ROAD CAIRNLEA VIC 3023	\$1,248,000	12-Nov-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 February 2025



**3 EDGERUNNER CIRCUIT ST  
ALBANS VIC 3021**

4 2 2

Sold Price **\$1,050,000** Sold Date **24-Sep-24**

Distance **0.8km**



**7 HONEYEATER TERRACE  
CAIRNLEA VIC 3023**

4 2 2

Sold Price **\$1,310,000** Sold Date **03-Aug-24**

Distance **1.23km**



**25 HOMEBUSH ROAD CAIRNLEA  
VIC 3023**

4 2 2

Sold Price <sup>RS</sup> **\$1,248,000** Sold Date **12-Nov-24**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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