

## 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 SHEFFIELD 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Cairnlea

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 24 EDEN VALLEY ROAD CAIRNLEA VIC 3023 | \$1,040,000 | 18-Dec-21 |
| 18 FLOWERDALE ROAD CAIRNLEA VIC 3023  | \$1,170,000 | 08-Mar-22 |
| 78 DUNBARRIM AVENUE CAIRNLEA VIC 3023 | \$1,160,000 | 09-Mar-21 |

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: 29 March 2022



**24 EDEN VALLEY ROAD CAIRNLEA VIC 3023** Sold Price **\$1,040,000** Sold Date **18-Dec-21**

 4  2  2

Distance **0.09km**



**18 FLOWERDALE ROAD CAIRNLEA VIC 3023** Sold Price <sup>RS</sup> **\$1,170,000** Sold Date **08-Mar-22**

 4  2  3

Distance **1.25km**



**78 DUNBARRIM AVENUE CAIRNLEA VIC 3023** Sold Price **\$1,160,000** Sold Date **09-Mar-21**

 5  3  3

Distance **1.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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