

## 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

306/118 CAIRNLEA DRIVE 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

\$449,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Cairnlea

Period-from

01 Dec 2021

to

30 Nov 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

407/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$430,200	02-Dec-22
409/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$440,000	02-Dec-22

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: 18 December 2022



**407/118 CAIRNLEA DRIVE  
CAIRNLEA VIC 3023**

 2  2  1

Sold Price

<sup>RS</sup>

**\$430,200**

Sold Date

**02-Dec-22**

Distance

**0km**



**409/118 CAIRNLEA DRIVE  
CAIRNLEA VIC 3023**

 2  2  1

Sold Price

<sup>RS</sup>

**\$440,000**

Sold Date

**02-Dec-22**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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