

## 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

2 SAPLING TERRACE CAIRNLEA VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$915,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Cairnlea

Period-from

01 May 2023

to

30 Apr 2024

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

7 FARMINGTON ROAD CAIRNLEA VIC 3023	\$940,000	20-Apr-24
10 HIGHFIELD ROAD CAIRNLEA VIC 3023	\$955,000	28-Mar-24
23 MOORLAND ROAD CAIRNLEA VIC 3023	\$920,000	21-Oct-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: 06 May 2024



**7 FARMINGTON ROAD CAIRNLEA  
VIC 3023**

3 2 5

Sold Price

<sup>RS</sup> **\$940,000** Sold Date **20-Apr-24**

Distance **1.66km**



**10 HIGHFIELD ROAD CAIRNLEA  
VIC 3023**

4 2 2

Sold Price

<sup>RS</sup> **\$955,000** Sold Date **28-Mar-24**

Distance **1.98km**



**23 MOORLAND ROAD CAIRNLEA  
VIC 3023**

3 2 2

Sold Price

**\$920,000** Sold Date **21-Oct-23**

Distance **0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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