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

5 Pipers Walk Cairnlea VIC 3023

Indicative selling price

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

Single Price	or range between	\$650,000	&	\$670,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$530,000	0,000 Property type		Unit		Suburb	Cairnlea
Period-from	01 Apr 2020	to	31 Mar 2	2021 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 Pipers Walk Cairnlea VIC 3023	\$630,000	31-Oct-20
5 Ravenswood Walk Cairnlea VIC 3023	\$625,000	14-Oct-20
17 Havenlea Lane Cairnlea VIC 3023	\$625,000	11-Jan-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.

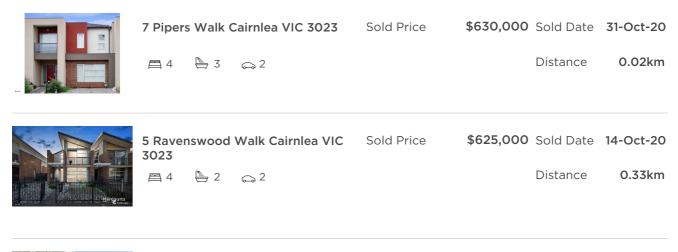
This Statement of Information was prepared on: 14 April 2021



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	17 Have	enlea La	ne Cairnlea	a VIC 3023	Sold Price	Sold Date	11-Jan-21
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RS = Recent sale UN = Undisclosed Sale

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