

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

Property type

Unit

Suburb

Cairnlea

Period-from

01 Apr 2020

to

31 Mar 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.~~

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7 Pipers Walk Cairnlea VIC 3023

Sold Price **\$630,000** Sold Date **31-Oct-20**

4 3 2

Distance **0.02km**



5 Ravenswood Walk Cairnlea VIC 3023

Sold Price **\$625,000** Sold Date **14-Oct-20**

4 2 2

Distance **0.33km**



17 Havenlea Lane Cairnlea VIC 3023

Sold Price

Sold Date **11-Jan-21**

4 3 2

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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