

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 FLOWERDALE ROAD 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

\$980,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Cairnlea

Period-from

01 Oct 2021

to

30 Sep 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

4 FARMINGTON ROAD CAIRNLEA VIC 3023	\$1,115,000	24-Jul-22
5 GLENBROOK AVENUE CAIRNLEA VIC 3023	\$1,050,000	07-May-22
8 KINGSBRIDGE CIRCUIT CAIRNLEA VIC 3023	\$1,090,000	11-Sep-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: 20 October 2022



4 FARMINGTON ROAD CAIRNLEA VIC 3023

Sold Price

\$1,115,000

Sold Date

24-Jul-22



4



2



2

Distance

0.92km



5 GLENBROOK AVENUE CAIRNLEA VIC 3023

Sold Price

\$1,050,000

Sold Date

07-May-22



5



3



2

Distance

0.88km



8 KINGSBRIDGE CIRCUIT CAIRNLEA VIC 3023

Sold Price

^{RS}

\$1,090,000

Sold Date

11-Sep-22



4



2



2

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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