

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

312/118 CAIRNLEA DRIVE 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Cairnlea

Period-from

01 Apr 2023

to

31 Mar 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

411/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$468,000	02-Dec-23
511/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$480,000	12-Jul-23
205/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$460,000	17-Jun-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: 22 April 2024



411/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023

2 2 1

Sold Price ^{RS} **\$468,000** Sold Date **02-Dec-23**

Distance **0.02km**



511/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023

2 2 1

Sold Price **\$480,000** Sold Date **12-Jul-23**

Distance **0km**



205/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023

2 2 1

Sold Price **\$460,000** Sold Date **17-Jun-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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