

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 12 Sunnybrae Circuit, Cairnlea, 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$ 650,000 & \$ 715,000

Median sale price

Median price \$ 690,000

House ☒

Suburb Cairnlea

Period - From 01/01/2017 to 31/12/2017

Source RPData corelogic.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 25 Lynne Maree Avenue, Cairnlea, 3023	\$ 720,000	15/10/2017
2. 6 Heron Road, Cairnlea, 3023	\$ 679,000	16/12/2017
3. 30 Barring Boulevard, Cairnlea, 3023	\$750,000	31/10/2017

Property data source: RPData corelogic.com.au

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