

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 16 Appletree Grove, Cairnlea, 3023

Indicative selling price

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

range between \$ 570,000 & \$ 620,000

Median sale price

Median price \$ 705,000 House ☒ Suburb Cairnlea

Period - From March 2017 to October 2017 Source REIV propertydata.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. 116 Cairnlea Drive, Cairnlea, 3023	\$ 600,000	7/07/2017
2. 10 Tom Rigg Street, Cairnlea, 3023	\$610,000	22/08/2017
3. 16 Westbury Street, Cairnlea, 3023	\$ 640,000	29/07/2017