

## 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

4 HOMEBUSH ROAD CAIRNLEA VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$960,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Cairnlea

Period-from

01 Aug 2021

to

31 Jul 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

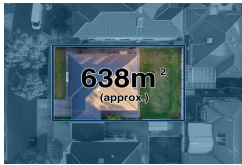
Date of sale

4 DIANELLA STREET CAIRNLEA VIC 3023	\$960,000	28-Mar-22
60 NOBEL BANKS DRIVE CAIRNLEA VIC 3023	\$1,080,000	30-May-22
6 LAVENDER PARK ROAD CAIRNLEA VIC 3023	\$975,000	04-Jul-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: 01 August 2022



## 4 DIANELLA STREET CAIRNLEA VIC 3023

3 2 2

Sold Price **\$960,000** Sold Date **28-Mar-22**

Distance **0.79km**



## 60 NOBEL BANKS DRIVE CAIRNLEA VIC 3023

4 2 2

Sold Price <sup>RS</sup> **\$1,080,000** Sold Date **30-May-22**

Distance **1.01km**



## 6 LAVENDER PARK ROAD CAIRNLEA VIC 3023

4 2 2

Sold Price <sup>RS</sup> **\$975,000** Sold Date **04-Jul-22**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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