

## 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

6 Foxdale Place 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

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Unit

Suburb

Cairnlea

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 5 Stonewall Close Cairnlea VIC 3023 | \$800,000 | 24-Jul-21 |
| 12 Parklea Avenue Cairnlea VIC 3023 | \$806,000 | 24-Apr-21 |
| 10 Gurnung Drive Cairnlea VIC 3023  | \$820,000 | 08-May-21 |

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 October 2021



**5 Stonewall Close Cairnlea VIC 3023**

 4  2  2

Sold Price **\$800,000** Sold Date **24-Jul-21**

Distance **0.92km**



**12 Parklea Avenue Cairnlea VIC 3023**

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Sold Price **\$806,000** Sold Date **24-Apr-21**

Distance **1.24km**



**10 Gurnung Drive Cairnlea VIC 3023**

 3  2  2

Sold Price **\$820,000** Sold Date **08-May-21**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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