

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

1 Carmody 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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,500

Property type

House

Suburb

Cairnlea

Period-from

01 Nov 2020

to

31 Oct 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

| | | |
|---------------------------------------|-----------|-----------|
| 26 Dunbarrim Avenue Cairnlea VIC 3023 | \$895,000 | 09-Jun-21 |
| 24 Dunbarrim Avenue Cairnlea VIC 3023 | \$909,888 | 05-Jun-21 |
| 28 Playhouse Avenue Cairnlea VIC 3023 | \$885,000 | 18-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: 17 November 2021



26 Dunbarrim Avenue Cairnlea VIC 3023

Sold Price

\$895,000

Sold Date

09-Jun-21

 4  2  2

Distance

0.87km



24 Dunbarrim Avenue Cairnlea VIC 3023

Sold Price

\$909,888

Sold Date

05-Jun-21

 4  2  2

Distance

0.88km



28 Playhouse Avenue Cairnlea VIC 3023

Sold Price

\$885,000

Sold Date

18-May-21

 4  2  2

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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