

## 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 WINNUNGA ROAD CAIRNLEA VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Cairnlea

Period-from

01 Oct 2022

to

30 Sep 2023

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

42 LAKEWOOD BOULEVARD CAIRNLEA VIC 3023

\$680,000

23-May-23

38 GRASSY POINT ROAD CAIRNLEA VIC 3023

\$805,000

22-Aug-23

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: 12 October 2023



**42 LAKEWOOD BOULEVARD  
CAIRNLEA VIC 3023**

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Sold Price **\$680,000** Sold Date **23-May-23**

Distance **0.7km**



**38 GRASSY POINT ROAD  
CAIRNLEA VIC 3023**

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Sold Price <sup>RS</sup> **\$805,000** Sold Date **22-Aug-23**

Distance **1.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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