

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

102/93 Furlong Road 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Cairnlea

Period-from

01 Aug 2020

to

31 Jul 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

| | | |
|---------------------------------------|-----------|-----------|
| 504/93 Furlong Road Cairnlea VIC 3023 | \$461,000 | 20-Jul-21 |
| 404/93 Furlong Road Cairnlea VIC 3023 | \$460,000 | 29-Mar-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: 23 August 2021



504/93 Furlong Road Cairnlea VIC 3023

Sold Price

^{RS}

\$461,000

Sold Date

20-Jul-21

2

2

1

Distance

-



404/93 Furlong Road Cairnlea VIC 3023

Sold Price

\$460,000

Sold Date

29-Mar-21

2

2

-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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