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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

5 Barrwang Street Cairnlea VIC 3023

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$649,000

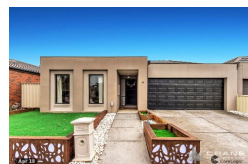



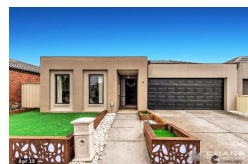







## Median Sale Price

\$715,000 Houses in Cairnlea between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

|   |   |            |                  |           |                  |
|---|---|------------|------------------|-----------|------------------|
|  | <b>14 Barrwang Street Cairnlea VIC 3023</b>   | Sold Price | <b>\$632,000</b> | Sold Date | <b>01-May-18</b> |
|   |  4  2  1 |            |                  | Distance  | <b>0.1km</b>     |
|  | <b>14 Minvi Terrace Cairnlea VIC 3023</b>   | Sold Price | <b>\$687,000</b> | Sold Date | <b>30-Apr-18</b> |
|   |  3  2  2 |            |                  | Distance  | <b>0.82km</b>    |
|  | <b>8 Farmington Road Cairnlea VIC 3023</b>  | Sold Price | <b>\$675,000</b> | Sold Date | <b>07-May-18</b> |
|   |  3  2  2 |            |                  | Distance  | <b>0.82km</b>    |

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