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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

16 Sunnyside Way Cairnlea VIC 3023

 4  2  3

## Indicative Selling Price

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

Range between \$800,000 & \$880,000

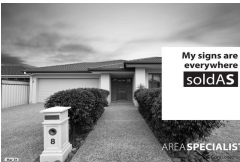











## Median Sale Price

\$779,000 Houses in Cairnlea between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

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.

	<b>8 Alba Walk Cairnlea VIC 3023</b>	Sold Price	<b>\$888,888</b>	Sold Date	<b>19-Feb-19</b>
 4  2  2				Distance	<b>0.35km</b>
	<b>5 Grassland Crescent Cairnlea VIC 3023</b>	Sold Price	<b>\$865,000</b>	Sold Date	<b>29-Mar-19</b>
 4  2  2				Distance	<b>1.27km</b>
	<b>27 Dunbarrim Avenue Cairnlea VIC 3023</b>	Sold Price	<b>\$780,000</b>	Sold Date	<b>18-Jun-19</b>
 4  2  2				Distance	<b>0.39km</b>

RS = Recent sale UN = Undisclosed Sale

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