

# 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 25 Havenlea Lane, Cairnlea VIC 3023

### Indicative selling price

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

Range Between \$585,000 & \$620,000

### Median sale price

Median price \$432,450 Property type *Townhouse* Suburb CAIRNLEA

Period - From 01 Nov 2019 to 31 Oct 2020 Source Corelogic

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 31 Nobel Banks Drive, Cairnlea VIC 3023	\$657,500	01-Jul-20
2. 5 Delmar Walk, Cairnlea VIC 3023	\$588,000	08-May-20
3. 5 Ravenswood Walk, Cairnlea VIC 3023	\$625,000	21-Oct-20

This Statement of Information was prepared on: 02-Nov-20