

## 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

13 NEWHAVEN WAY CAIRNLEA VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Cairnlea

Period-from

01 Oct 2021

to

30 Sep 2022

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

|  |           |           |
|--|-----------|-----------|
| 29 EDGEWATER CIRCUIT CAIRNLEA VIC 3023 | \$880,000 | 09-Sep-22 |
| 24 CORMORANT DRIVE CAIRNLEA VIC 3023   | \$955,000 | 01-Aug-22 |
| 11 PAWLEENA CIRCUIT CAIRNLEA VIC 3023  | \$900,000 | 05-May-22 |

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: 29 October 2022



## 29 EDGEWATER CIRCUIT CAIRNLEA VIC 3023

3 2 2

Sold Price

<sup>RS</sup> **\$880,000** Sold Date **09-Sep-22**

Distance **0.43km**



## 24 CORMORANT DRIVE CAIRNLEA VIC 3023

3 2 2

Sold Price

**\$955,000** Sold Date **01-Aug-22**

Distance **0.88km**



## 11 PAWLEENA CIRCUIT CAIRNLEA VIC 3023

3 2 2

Sold Price

**\$900,000** Sold Date **05-May-22**

Distance **2.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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