

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

9 WATERVIEW DRIVE 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Cairnlea

Period-from

01 Nov 2021

to

31 Oct 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

5 PAWLEENA CIRCUIT CAIRNLEA VIC 3023	\$1,350,000	23-Aug-22
1 RIVER GUM COURT CAIRNLEA VIC 3023	\$1,320,000	27-Jul-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: 19 November 2022



**5 PAWLEENA CIRCUIT CAIRNLEA
VIC 3023**

6 2 4

Sold Price

\$1,350,000

Sold Date

23-Aug-22

Distance

0.85km



**1 RIVER GUM COURT CAIRNLEA
VIC 3023**

5 3 2

Sold Price

\$1,320,000

Sold Date

27-Jul-22

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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