

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 22 Sullivan Road Carinlea

### 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 \$610,000 & \$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$715,000 \*House ☒ \*Unit ☐ Suburb Albanvale

Period - From Oct 2017 Sep 2018 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

### 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 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. 21 Flowerdale Road Cairnlea	\$655,000	Sep 2018
2. 14 Minvi Terrance Cairnlea	\$687,000	Jul 2018
3. 15 Kingsbridge Circuit Cairnlea	\$682,000	Feb 2018

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 six months.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).