

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 DUNBARRIM AVENUE, CAIRNLEA, VIC 🕮 3 🕒 2 🚓 2







Indicative Selling Price

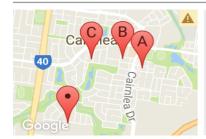
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$600,000 to \$640,000

Provided by: Eddy Hsu, Sweeney Estate Agents Sunshine

MEDIAN SALE PRICE



CAIRNLEA, VIC, 3023

Suburb Median Sale Price (House)

\$685,000

01 April 2017 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



16 APPLETREE GR, CAIRNLEA, VIC 3023







Sale Price

*\$621,000

Sale Date: 28/10/2017

Distance from Property: 1.3km





19 WATTLE GROVE RD, CAIRNLEA, VIC 3023









Sale Price

\$640,000

Sale Date: 29/04/2017

Distance from Property: 1.2km





1 REG CHALKE CRES, CAIRNLEA, VIC 3023







Sale Price

\$635,000

Sale Date: 26/04/2017

Distance from Property: 967m



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	40 DUNBARRIM AVENUE, CAIRNLEA, VIC 3023
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$600,000 to \$640,000

Median sale price

Median price	\$685,000	House X	Unit	Suburb	CAIRNLEA
Period	01 April 2017 to 30 September 2017		Source		ricefinder

Comparable property sales

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
16 APPLETREE GR, CAIRNLEA, VIC 3023	*\$621,000	28/10/2017
19 WATTLE GROVE RD, CAIRNLEA, VIC 3023	\$640,000	29/04/2017
1 REG CHALKE CRES, CAIRNLEA, VIC 3023	\$635,000	26/04/2017