

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

16 COOMGARIE TERRACE, CAIRNLEA, VIC 3023

Indicative selling price

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

Price Range: \$800,000 to \$850,000

Median sale price

Median price

\$630,000

House

X

Unit

Suburb

CAIRNLEA

Period

01 July 2016 to 30 June 2017

Source

pricefinder

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
9 CAIRNLEA DR, CAIRNLEA, VIC 3023	\$840,000	19/11/2016
16 SPINIFEX ST, CAIRNLEA, VIC 3023	\$828,000	04/03/2017
11 EDGEWATER CCT, CAIRNLEA, VIC 3023	*\$813,000	19/06/2017