

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

110/93 FURLONG ROAD 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

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Cairnlea

Period-from

01 May 2023

to

30 Apr 2024

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

407/93 FURLONG ROAD CAIRNLEA VIC 3023	\$336,000	29-Jan-24
408/93 FURLONG ROAD CAIRNLEA VIC 3023	\$315,000	14-Mar-24
714/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$350,000	23-Nov-23

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: 02 May 2024

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**407/93 FURLONG ROAD
CAIRNLEA VIC 3023**

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Sold Price **\$336,000** Sold Date **29-Jan-24**

Distance **0km**

407/93 CAIRNLEA DRIVE, CAIRNLEA
 https://www.corelogic.com.au/



**408/93 FURLONG ROAD
CAIRNLEA VIC 3023**

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Sold Price **\$315,000** Sold Date **14-Mar-24**

Distance **0km**



**714/1 FOUNDRY ROAD SUNSHINE
VIC 3020**

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Sold Price **\$350,000** Sold Date **23-Nov-23**

Distance **4.48km**

RS = Recent sale UN = Undisclosed Sale

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