

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

3 HAVENLEA LANE 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

\$670,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Cairnlea

Period-from

01 Nov 2023

to

31 Oct 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

9 DELMAR WALK CAIRNLEA VIC 3023	\$710,000	21-Oct-24
208 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$700,000	20-Nov-24
10 DELMAR WALK CAIRNLEA VIC 3023	\$700,000	07-Aug-24

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: 28 November 2024



9 DELMAR WALK CAIRNLEA VIC 3023

4 3 2

Sold Price

^{RS} **\$710,000**

Sold Date

21-Oct-24

Distance

0.07km



208 CAIRNLEA DRIVE CAIRNLEA VIC 3023

3 2 2

Sold Price

^{RS} **\$700,000**

Sold Date

20-Nov-24

Distance

0.42km



10 DELMAR WALK CAIRNLEA VIC 3023

3 3 2

Sold Price

\$700,000

Sold Date

07-Aug-24

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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