

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

417/93 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

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,000

Property type

Unit

Suburb

Cairnlea

Period-from

01 Oct 2023

to

30 Sep 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

312/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$435,000	26-Sep-24
304/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$440,000	07-May-24
317/93 FURLONG ROAD CAIRNLEA VIC 3023	\$440,000	22-May-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: 25 October 2024



**312/118 CAIRNLEA DRIVE
CAIRNLEA VIC 3023**

2 2 1

Sold Price

^{RS}

\$435,000

Sold Date

26-Sep-24

Distance

0km



**304/118 CAIRNLEA DRIVE
CAIRNLEA VIC 3023**

2 2 1

Sold Price

\$440,000

Sold Date

07-May-24

Distance

0km



**317/93 FURLONG ROAD CAIRNLEA
VIC 3023**

2 2 1

Sold Price

^{RS}

\$440,000

Sold Date

22-May-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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