

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 CARMODY DRIVE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Cairnlea

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|-------------------------------------|-----------|-----------|
| 17 TUNBRIDGE ROAD CAIRNLEA VIC 3023 | \$785,000 | 05-Mar-24 |
| 7 FARMINGTON ROAD CAIRNLEA VIC 3023 | \$940,000 | 20-Apr-24 |
| 17 HIGHFIELD ROAD CAIRNLEA VIC 3023 | \$815,000 | 24-Oct-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: 24 April 2024



**17 TUNBRIDGE ROAD CAIRNLEA
VIC 3023**

 3  2  2

Sold Price

\$785,000

Sold Date **05-Mar-24**

Distance

0.1km



**7 FARMINGTON ROAD CAIRNLEA
VIC 3023**

 3  2  5

Sold Price

^{RS} **\$940,000**

Sold Date **20-Apr-24**

Distance

0.17km



**17 HIGHFIELD ROAD CAIRNLEA
VIC 3023**

 3  2  2

Sold Price

\$815,000

Sold Date **24-Oct-23**

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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