

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 SETTLERS WAY 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

\$1,050,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Land

Suburb

Cairnlea

Period-from

01 Jun 2023

to

31 May 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

4 SETTLERS WAY CAIRNLEA VIC 3023	\$1,115,000	04-Mar-24
14 SETTLERS WAY CAIRNLEA VIC 3023	\$1,080,000	16-Mar-24
12 SEDGEFIELD TERRACE CAIRNLEA VIC 3023	\$1,100,000	14-Feb-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: 14 June 2024



4 SETTLERS WAY CAIRNLEA VIC 3023

4 2 2

Sold Price

\$1,115,000

Sold Date **04-Mar-24**

Distance **0.06km**



14 SETTLERS WAY CAIRNLEA VIC 3023

5 2 4

Sold Price

^{RS} **\$1,080,000**

Sold Date **16-Mar-24**

Distance **0.07km**



12 SEDGFIELD TERRACE CAIRNLEA VIC 3023

5 2 2

Sold Price

\$1,100,000

Sold Date **14-Feb-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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