

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

312/118 CAIRNLEA 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$934,000

Property type

Other

Suburb

Cairnlea

Period-from

01 Feb 2023

to

31 Jan 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

511/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$480,000	12-Jul-23
411/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$468,000	02-Dec-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: 09 February 2024



**511/118 CAIRNLEA DRIVE
CAIRNLEA VIC 3023**

 2  2  1

Sold Price **\$480,000** Sold Date **12-Jul-23**

Distance **0km**



**411/118 CAIRNLEA DRIVE
CAIRNLEA VIC 3023**

 2  2  1

Sold Price ^{RS} **\$468,000** Sold Date **02-Dec-23**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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