

## 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

407/93 FURLONG ROAD CAIRNLEA VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,600

Property type

Unit

Suburb

Cairnlea

Period-from

01 Dec 2022

to

30 Nov 2023

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 418/93 FURLONG ROAD CAIRNLEA VIC 3023 | \$330,000 | 18-Oct-23 |
| 207/93 FURLONG ROAD CAIRNLEA VIC 3023 | \$350,000 | 28-Aug-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: 07 December 2023



**418/93 FURLONG ROAD CAIRNLEA VIC 3023** Sold Price

<sup>RS</sup> **\$330,000** Sold Date **18-Oct-23**

1 1 1

Distance **0km**



**207/93 FURLONG ROAD CAIRNLEA VIC 3023**

Sold Price **\$350,000** Sold Date **28-Aug-23**

1 1 2

Distance **0.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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