

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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

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

| | | |
|--|-----------|-----------|
| 310/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023 | \$450,000 | 13-Apr-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: 17 June 2024



**310/118 CAIRNLEA DRIVE
CAIRNLEA VIC 3023**

2 2 1

Sold Price **\$450,000** Sold Date **13-Apr-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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