

## 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

516/118 CAIRNLEA DRIVE 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

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,500

Property type

Unit

Suburb

Cairnlea

Period-from

01 Jul 2022

to

30 Jun 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

306/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$440,000	25-Feb-23
205/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$460,000	02-Jul-23
404/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$445,000	04-Feb-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: 31 July 2023



**306/118 CAIRNLEA DRIVE  
CAIRNLEA VIC 3023**

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Sold Price **\$440,000** Sold Date **25-Feb-23**

Distance **0km**



**205/118 CAIRNLEA DRIVE  
CAIRNLEA VIC 3023**

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Sold Price <sup>RS</sup> **\$460,000** Sold Date **02-Jul-23**

Distance **0km**



**404/118 CAIRNLEA DRIVE  
CAIRNLEA VIC 3023**

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Sold Price **\$445,000** Sold Date **04-Feb-23**

Distance **0km**



**102/118 CAIRNLEA DRIVE  
CAIRNLEA VIC 3023**

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Sold Price **\$420,000** Sold Date **28-Feb-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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