Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburb and postcode 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 \$755,000 & \$805,000 Median sale price (*Delete house or unit as applicable) Median Price \$960,000 Property type House Suburb Cairnlea Period-from 01 Jul 2023 to 30 Jun 2024 Source Corelogic Comparable property sales (*Delete A or B below as applicable)	Property offered for sal	е				
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price or range between \$755,000 & \$805,000 Median sale price (*Delete house or unit as applicable) Median Price \$960,000 Property type House Suburb Cairnlea Period-from 01 Jul 2023 to 30 Jun 2024 Source Corelogic	Including suburb and	6 GRASSY POINT ROAD CAIRNLEA VIC 3023				
Median sale price (*Delete house or unit as applicable) Median Price \$960,000 Property type House Suburb Cairnlea Period-from 01 Jul 2023 to 30 Jun 2024 Source Corelogic	• .	e see consumer.vic.g	gov.au/underquoting (°	*Delete single price	e or range as	applicable)
(*Delete house or unit as applicable) Median Price \$960,000 Property type House Suburb Cairnlea Period-from 01 Jul 2023 to 30 Jun 2024 Source Corelogic	Single Price			\$755,000	&	\$805,000
Period-from 01 Jul 2023 to 30 Jun 2024 Source Corelogic	•	olicable)				
	Median Price	\$960,000	Property type	House	Suburb	Cairnlea
Comparable property sales (*Delete A or B below as applicable)	Period-from	01 Jul 2023	to 30 Jun 2024	Source	Corelogic	
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	A* These are the three period estate agent or agen	properties sold within t's representative con	n two kilometres of the	property for sale imparable to the pro	operty for sal	e.
OR						

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: 08 July 2024



В*