

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 CAIRNLEA DRIVE, CAIRNLEA, VIC 3023**

5 2 2

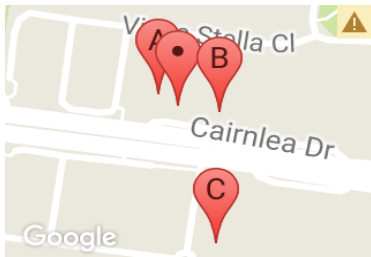
Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$820,000 to \$880,000**

Provided by: Eddy Hsu, Sweeney Estate Agents Sunshine

## MEDIAN SALE PRICE



**CAIRNLEA, VIC, 3023**

Suburb Median Sale Price (House)

**\$679,000**

01 January 2017 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**3 CAIRNLEA DR, CAIRNLEA, VIC 3023**

3 2 2

Sale Price

**\$721,000**

Sale Date: 08/02/2017

Distance from Property: 18m



**9 CAIRNLEA DR, CAIRNLEA, VIC 3023**

3 3 2

Sale Price

**\$840,000**

Sale Date: 19/11/2016

Distance from Property: 35m



**6 LOMANDRA WAY, CAIRNLEA, VIC 3023**

3 2 3

Sale Price

**\$865,000**

Sale Date: 19/11/2016

Distance from Property: 127m



This report has been compiled on 07/07/2017 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 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)

Price Range: \$820,000 to \$880,000

### Median sale price

Median price

\$679,000

House

Unit

Suburb

CAIRNLEA

Period

01 January 2017 to 30 June 2017

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3 CAIRNLEA DR, CAIRNLEA, VIC 3023	\$721,000	08/02/2017
9 CAIRNLEA DR, CAIRNLEA, VIC 3023	\$840,000	19/11/2016
6 LOMANDRA WAY, CAIRNLEA, VIC 3023	\$865,000	19/11/2016