

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 39 Gurnung Drive, Cairnlea, 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$ 920,000

&

\$ 980,000

Median sale price

Median price \$ 710,000 House Suburb Cairnlea

Period - From 1/04/2017 to 30/06/2017 Source REIV propertydata.com.au

Comparable property sales

| Address of comparable property | Price | Date of sale |
|-------------------------------------|------------|--------------|
| 1. 18 Lakewood Boulevard, Cairnlea | \$ 980,000 | 6/05/2017 |
| 2. 23 Clare Brennan Drive, Cairnlea | \$ 880,000 | 14/03/2017 |

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 six months.