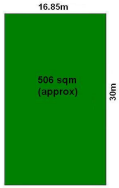


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**18 PAWLEENA CIRCUIT, CAIRNLEA, VIC**



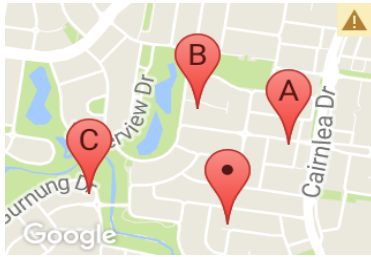
### Indicative Selling Price

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

**Price Range: \$760,000 to \$800,000**

Provided by: Eddy Hsu, Sweeney Estate Agents Sunshine

## MEDIAN SALE PRICE



**CAIRNLEA, VIC, 3023**

Suburb Median Sale Price (House)

**\$635,000**

01 April 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.



**34 LYNNE MAREE AVE, CAIRNLEA, VIC 3023**



Sale Price

**\*\$875,000**

Sale Date: 22/07/2017

Distance from Property: 350m



**2 WOODSDALE CRT, CAIRNLEA, VIC 3023**



Sale Price

**\*\$825,000**

Sale Date: 03/06/2017

Distance from Property: 425m



**37 GURNUNG DR, CAIRNLEA, VIC 3023**



Sale Price

**\*\$808,000**

Sale Date: 06/06/2017

Distance from Property: 464m



This report has been compiled on 01/08/2017 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

18 PAWLEENA CIRCUIT, 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: \$740,000 to \$800,000

### Median sale price

Median price \$635,000

House

Unit

Suburb CAIRNLEA

Period 01 April 2017 to 30 June 2017

Source

pricfinder

### 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
34 LYNNE MAREE AVE, CAIRNLEA, VIC 3023	*\$875,000	22/07/2017
2 WOODSDALE CRT, CAIRNLEA, VIC 3023	*\$825,000	03/06/2017
37 GURNUNG DR, CAIRNLEA, VIC 3023	*\$808,000	06/06/2017