

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

27 Nobel Banks Drive, Cairnlea Vic 3023

Indicative selling price

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

Single price \$700,000

Median sale price

Median price \$661,000

House

X

Unit

Suburb Cairnlea

Period - From 01/10/2016

to 30/09/2017

Source REIV

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 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
1	14 Westbury St CAIRNLEA 3023	\$661,000	02/09/2017
2	16 Westbury St CAIRNLEA 3023	\$640,000	29/07/2017
3	16 Homebush Rd CAIRNLEA 3023	\$635,000	08/08/2017

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 six months.

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Indicative Selling Price
\$700,000

Median House Price
Year ending September 2017: \$661,000



Rooms:
Property Type: Land
Land Size: 313 sqm approx
Agent Comments

Comparable Properties



14 Westbury St CAIRNLEA 3023 (REI)

Agent Comments



Price: \$661,000
Method: Auction Sale
Date: 02/09/2017
Rooms: -
Property Type: House
Land Size: 316 sqm approx

16 Westbury St CAIRNLEA 3023 (REI/VG)

Agent Comments



Price: \$640,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 316 sqm approx



16 Homebush Rd CAIRNLEA 3023 (VG)

Agent Comments



Price: \$635,000
Method: Sale
Date: 08/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 397 sqm approx