



## 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)

35 Gurnung Drive, CAIRNLEA, 3023

### Indicative selling price

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

Single Price

or range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$720,000

Property type

House

Suburb

CAIRNLEA, 3023

Period from

11/07/2017

to

11/10/2017

Source

Realestate.com.au

### Comparable property sale

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

30 Longwood Avenue, CAIRNLEA, 3023 Victoria

\$1,300,000

27/03/2017

12 Primrose Court, CAIRNLEA, 3023 Victoria

\$1,190,000

22/06/2017

18 Lakewood Boulevard, CAIRNLEA, 3023 Victoria

\$980,000

06/05/2017