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	4 LONGWOOD AVENUE CAIRNLEA VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,300,000	&	$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$956,500	Property type	House	Suburb	Cairnlea
Period-from	01 Oct 2022	to	30 Sep 2023	Source	Corelogic

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 6 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
7 VINCE STELLA CLOSE CAIRNLEA VIC 3023	$1,220,000	18-Feb-23
13 EDGEWATER CIRCUIT CAIRNLEA VIC 3023	$1,275,000	29-Mar-23
20 EGRET CRESCENT CAIRNLEA VIC 3023	$1,360,000	04-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 24 October 2023

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7 VINCE STELLA CLOSE CAIRNLEA VIC 3023

4 2 2

Sold Price **$1,220,000** Sold Date **18-Feb-23**

Distance **0.19km**

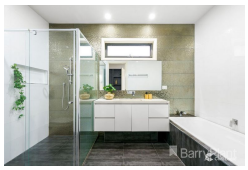


13 EDGEWATER CIRCUIT CAIRNLEA VIC 3023

4 3 2

Sold Price **$1,275,000** Sold Date **29-Mar-23**

Distance **0.48km**



20 EGRET CRESCENT CAIRNLEA VIC 3023

4 3 2

Sold Price **$1,360,000** Sold Date **04-Jun-22**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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