

## 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

34 SHEOKE GROVE CAIRNLEA VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Cairnlea

Period-from

01 Dec 2023

to

30 Nov 2024

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

|  |           |           |
|--|-----------|-----------|
| 43 CHESTERFIELD ROAD CAIRNLEA VIC 3023   | \$825,000 | 28-Aug-24 |
| 9 DIGHTON TERRACE CAIRNLEA VIC 3023      | \$740,000 | 03-Dec-24 |
| 17 KINGSBRIDGE CIRCUIT CAIRNLEA VIC 3023 | \$800,000 | 22-Oct-24 |

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: 06 December 2024



## 43 CHESTERFIELD ROAD CAIRNLEA VIC 3023

 3  2  2

Sold Price **\$825,000** Sold Date **28-Aug-24**

Distance **1.21km**



## 9 DIGHTON TERRACE CAIRNLEA VIC 3023

 3  2  2

Sold Price <sup>RS</sup> **\$740,000** Sold Date **03-Dec-24**

Distance **0.8km**



## 17 KINGSBRIDGE CIRCUIT CAIRNLEA VIC 3023

 4  2  2

Sold Price **\$800,000** Sold Date **22-Oct-24**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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