

## 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

414/93 FURLONG ROAD 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

\$435,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,150

Property type

Unit

Suburb

Cairnlea

Period-from

01 Jun 2024

to

31 May 2025

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

112/118 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$442,700	27-Jan-25
316/93 FURLONG ROAD CAIRNLEA VIC 3023	\$450,000	31-May-25

OR

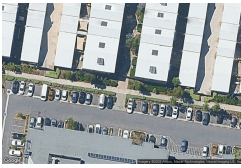
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 20 June 2025

Thomas Nguyen

M 0433255438

E thomas.nguyen@barryplant.com.au

**112/118 CAIRNLEA DRIVE  
CAIRNLEA VIC 3023**

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Sold Price

**\$442,700**

Sold Date

**27-Jan-25**

Distance

**0km****316/93 FURLONG ROAD CAIRNLEA  
VIC 3023**

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Sold Price

<sup>RS</sup> **\$450,000**

Sold Date

**31-May-25**

Distance

**0km****RS** = Recent sale**UN** = Undisclosed Sale

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