

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

3 Rowellyn Avenue Carrum Downs VIC 3201

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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jan 2019

to

31 Dec 2019

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

4 Rangeview Drive Skye VIC 3977	\$597,500	04-Sep-19
6 Partridge Crescent Carrum Downs VIC 3201	\$550,000	31-Aug-19
50 Chardonnay Drive Skye VIC 3977	\$608,360	03-Dec-19

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: 22 January 2020


4 Rangeview Drive Skye VIC 3977

Sold Price

\$597,500

Sold Date

04-Sep-19


Distance

0.7km

6 Partridge Crescent Carrum Downs VIC 3201

Sold Price

\$550,000

Sold Date

31-Aug-19


Distance

0.7km

50 Chardonnay Drive Skye VIC 3977

Sold Price

\$608,360

Sold Date

03-Dec-19


Distance

0.72km
RS = Recent sale

UN = Undisclosed Sale

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