

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

5 Pitta Place 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,000

*House

X

*Unit

Suburb

Carrum Downs

Period-from

01 Apr 2018

to

31 Mar 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 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

4 Castlereagh Street Carrum Downs VIC 3201	\$675,000	13-Nov-18
7 Clifton Park Drive Carrum Downs VIC 3201	\$630,000	26-Apr-19
24 Trafford Road Carrum Downs VIC 3201	\$630,000	02-Apr-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 six months.~~

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4 Castlereagh Street Carrum Downs VIC 3201 Sold Price **\$675,000** Sold Date **13-Nov-18**

 4  2  2

Distance **0.96km**



7 Clifton Park Drive Carrum Downs VIC 3201 Sold Price ^{RS} **\$630,000** Sold Date **26-Apr-19**

 4  2  2

Distance **1.33km**



24 Trafford Road Carrum Downs VIC 3201 Sold Price

Sold Date **02-Apr-19**

 4  2  2

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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