



Statement of Information

SECTION 47AF OF THE ESTATE AGENTS ACT 1980

1/167 Lyrebird Drive, Carrum Downs 3201

Indicative Selling Price
Range \$460,000 - \$505,000

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be the most comparable to the property for sale.



**3/91 Ogradys Road,
Carrum Downs 3201**

**Sold Price \$472,500
Sold Date 04 Mar 2019**



Distance 0.62km



**18/59 Cadles Road,
Carrum Downs 3201**

**Sold Price \$490,000
Sold Date 13 Nov 2018**



Distance 1.05km



**14/11 Brunnings Road,
Carrum Downs 3201**

**Sold Price \$505,000
Sold Date 12 Apr 2019**



Distance 1.31km

Median Sale Price - \$435,000

Median Unit price for Carrum Downs for period Jun 2018 - May 2019

Source: CoreLogic



3 Bed



1 Bath



1 Car

**Eview Group
Mt Eliza**

**50 Mt Eliza Way, Mt Eliza VIC 3930
P: (03) 9776 3270**

Agents Details

Daniel Marion
Licensed Estate Agent

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Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.