

## 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

8 Melsetta Court Carrum Downs VIC 3201

### 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

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

2 Reece Court Carrum Downs VIC 3201	\$521,000	12-Aug-19
43 Carrington Crescent Carrum Downs VIC 3201	\$520,000	31-Aug-19
30 Allied Drive Carrum Downs VIC 3201	\$535,000	30-Oct-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: 15 January 2020



### 2 Reece Court Carrum Downs VIC 3201

 3
  1
  2

Sold Price

**\$521,000**

Sold Date

**12-Aug-19**

Distance

**1.07km**

2 Reece Court, Carrum Downs  
Aug 19



### 43 Carrington Crescent Carrum Downs VIC 3201

 3
  1
  2

Sold Price

**\$520,000**

Sold Date

**31-Aug-19**

Distance

**1.3km**


### 30 Allied Drive Carrum Downs VIC 3201

 3
  1
  2

Sold Price

**\$535,000**

Sold Date

**30-Oct-19**

Distance

**1.59km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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