

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

2 Tasman Court, Carrum Downs Vic 3201

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000

&

\$550,000

Median sale price

Median price \$491,000

House

X

Unit

Suburb Carrum Downs

Period - From 01/07/2016

to

30/06/2017

Source REIV

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
1		
2		
3		

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.



4
 2
 2

Rooms:**Property Type:** House (Res)**Land Size:** 804 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

Year ending June 2017: \$491,000

The third comparable sale which is not available through this portal is 77 Lyrebird Drive, Carrum Downs which sold in May 2017 for \$501,000 736sqm. Please find this attached in a separate document.

Comparable Properties

**9 Firetail Ct CARRUM DOWNS 3201 (REI)**

Agent Comments

3
 2
 2

Price: \$543,000**Method:** Auction Sale**Date:** 29/04/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 664 sqm approx**33 Robin Dr CARRUM DOWNS 3201 (REI)**

Agent Comments

3
 2
 1

Price: \$530,590**Method:** Private Sale**Date:** 14/03/2017**Rooms:** -**Property Type:** House**Land Size:** 711 sqm approx

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.