

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

13/20 Carrum Woods Drive 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

\$395,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,200

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Feb 2019

to

31 Jan 2020

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

7/67 Brumbys Road Carrum Downs VIC 3201	\$420,500	03-Nov-19
18 Mercury Court Carrum Downs VIC 3201	\$472,000	09-Nov-19
6/20 Robin Drive Carrum Downs VIC 3201	\$431,000	28-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: 04 February 2020



**7/67 Brumbys Road Carrum Downs
VIC 3201**

Sold Price

^{RS} **\$420,500** Sold Date **03-Nov-19**

 2  1  1

Distance **0.2km**



**18 Mercury Court Carrum Downs
VIC 3201**

Sold Price

\$472,000 Sold Date **09-Nov-19**

 2  1  1

Distance **0.31km**



**6/20 Robin Drive Carrum Downs
VIC 3201**

Sold Price

\$431,000 Sold Date **28-Oct-19**

 2  1  1

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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