

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

24 Botany Drive, Carrum Downs Vic 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000

&

\$600,000

Median sale price

Median price \$582,500

House

X

Unit

Suburb

Carrum Downs

Period - From 01/10/2017

to

31/12/2017

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	1/75 Ogradys Rd CARRUM DOWNS 3201	\$577,500	20/11/2017
2	12/21 Hall Rd CARRUM DOWNS 3201	\$560,000	09/01/2018
3	13 Sandstone Cirt CARRUM DOWNS 3201	\$550,000	06/11/2017

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.



Rooms:

Property Type: House (Res)

Land Size: 251 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median House Price

December quarter 2017: \$582,500

Comparable Properties



1/75 Ogradys Rd CARRUM DOWNS 3201 (REI) **Agent Comments**



Price: \$577,500

Method: Private Sale

Date: 20/11/2017

Rooms: -

Property Type: Unit

Land Size: 390 sqm approx



12/21 Hall Rd CARRUM DOWNS 3201 (VG)

Agent Comments



Price: \$560,000

Method: Sale

Date: 09/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 205 sqm approx



13 Sandstone Cirt CARRUM DOWNS 3201 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 06/11/2017

Rooms: 4

Property Type: House

Land Size: 326 sqm approx