

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

7 Fieldlark Court 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

\$489,000

&

\$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

Suburb

Carrum Downs

Period-from

01 Apr 2019

to

31 Mar 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

4 Clendon Court Carrum Downs VIC 3201	\$555,000	11-Oct-19
3 Greenwood Drive Carrum Downs VIC 3201	\$515,000	13-Nov-19
5 Flora Park Way Carrum Downs VIC 3201	\$505,000	11-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: 03 April 2020



4 Clendon Court Carrum Downs VIC 3201 Sold Price **\$555,000** Sold Date **11-Oct-19**

3 2 2

Distance **0.53km**



3 Greenwood Drive Carrum Downs VIC 3201 Sold Price **\$515,000** Sold Date **13-Nov-19**

3 2 2

Distance **0.91km**



5 Flora Park Way Carrum Downs VIC 3201 Sold Price ^{RS} **\$505,000** Sold Date **11-Oct-19**

3 2 2

Distance **1.2km**

RS = Recent sale **UN** = Undisclosed Sale

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