

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 Falkiner 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Apr 2020

to

31 Mar 2021

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 Rowan Court Carrum Downs VIC 3201	\$653,000	05-Dec-20
9 Harrison Court Carrum Downs VIC 3201	\$666,000	27-Feb-21
8 Poppy Place Carrum Downs VIC 3201	\$640,000	11-Apr-21

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: 26 April 2021



4 Rowan Court Carrum Downs VIC 3201

Sold Price

\$653,000

Sold Date **05-Dec-20**
 3  2  1

Distance

0.3km


9 Harrison Court Carrum Downs VIC 3201

Sold Price

\$666,000

Sold Date **27-Feb-21**
 3  2  2

Distance

0.52km


8 Poppy Place Carrum Downs VIC 3201

Sold Price

^{RS} **\$640,000**

Sold Date **11-Apr-21**
 3  2  1

Distance

0.54km
RS = Recent sale

UN = Undisclosed Sale

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