

## 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

16 Scarlett Avenue Carrum Downs VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$779,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$571,250

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2020

to

28 Feb 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 8 Pebble Beach Drive Carrum Downs VIC 3201 | \$750,000 | 19-Jan-21 |
| 4 Bawden Street Carrum Downs VIC 3201      | \$710,000 | 13-Oct-20 |
| 32 Barnett Avenue Carrum Downs VIC 3201    | \$750,000 | 24-Oct-20 |

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: 10 March 2021



## 8 Pebble Beach Drive Carrum Downs VIC 3201

4 2 2

Sold Price

RS

\$750,000

Sold Date

19-Jan-21

Distance

0.26km



## 4 Bawden Street Carrum Downs VIC 3201

4 2 2

Sold Price

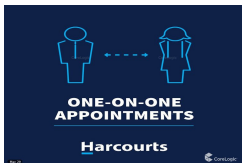
\$710,000

Sold Date

13-Oct-20

Distance

1.69km



## 32 Barnett Avenue Carrum Downs VIC 3201

4 2 2

Sold Price

\$750,000

Sold Date

24-Oct-20

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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