

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

6/75 Clifton Park 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2019

to

31 Dec 2019

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

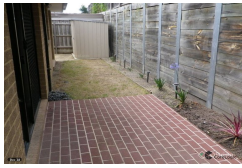
Date of sale

8/63 Clifton Grove Carrum Downs VIC 3201	\$449,000	23-Sep-19
9/130 Cadles Road Carrum Downs VIC 3201	\$440,000	05-Aug-19
4/144 Cadles Road Carrum Downs VIC 3201	\$467,500	27-Jul-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: 08 January 2020



**8/63 Clifton Grove Carrum Downs
VIC 3201**

 3  2  2

Sold Price

\$449,000

Sold Date

23-Sep-19

Distance

0.4km



**9/130 Cadles Road Carrum Downs
VIC 3201**

 3  2  2

Sold Price

\$440,000

Sold Date

05-Aug-19

Distance

1.22km



**4/144 Cadles Road Carrum Downs
VIC 3201**

 3  2  2

Sold Price

\$467,500

Sold Date

27-Jul-19

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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