

## 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

1 Trafford Road 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

\$690,000

&

\$740,000

### 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

2 Raynes Close Carrum Downs VIC 3201	\$742,000	14-Jan-21
23 Clifton Park Drive Carrum Downs VIC 3201	\$700,000	07-Feb-21
12 Capella Place Carrum Downs VIC 3201	\$650,000	16-Mar-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: 21 April 2021



**2 Raynes Close Carrum Downs VIC 3201**

Sold Price

<sup>RS</sup> **\$742,000**

Sold Date

**14-Jan-21**

 4  2  2

Distance

**0.32km**



**23 Clifton Park Drive Carrum Downs VIC 3201**

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**07-Feb-21**

 3  2  2

Distance

**0.38km**



**12 Capella Place Carrum Downs VIC 3201**

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**16-Mar-21**

 3  2  3

Distance

**0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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