

## 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

15 Clifton Park Drive 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

\$495,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Sep 2018

to

31 Aug 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

7 Lavender Lane Carrum Downs VIC 3201	\$503,600	30-Mar-19
8 Amanda Drive Carrum Downs VIC 3201	\$495,000	30-Apr-19
5 Linden Court Carrum Downs VIC 3201	\$538,000	26-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: 23 September 2019



**7 Lavender Lane Carrum Downs VIC 3201**

3 2 1

**Sold Price \$503,600**

**Sold Date 30-Mar-19**

**Distance 0.83km**



**8 Amanda Drive Carrum Downs VIC 3201**

3 2 1

**Sold Price \$495,000**

**Sold Date 30-Apr-19**

**Distance 1.2km**



**5 Linden Court Carrum Downs VIC 3201**

3 2 1

**RS Sold Price \$538,000**

**Sold Date 26-Jul-19**

**Distance 2.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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