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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

17 Kestrel Court Carrum Downs VIC 3201

5 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$585,000 & \$640,000

Median Sale Price

\$570,000 Houses in Carrum downs between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



13 Broderick Road Carrum Downs
VIC 3201

4 2 2

Sold Price

\$600,000

Sold Date

18-Mar-19

Distance

0.17km



84 Jacana Drive Carrum Downs VIC
3201

4 3 3

Sold Price

\$630,000

Sold Date

25-Jul-18

Distance

0.29km



4 Bowerbird Place Carrum Downs
VIC 3201

3 2 2

Sold Price

\$657,500

Sold Date

16-Dec-18

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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