

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

7 Bateman Court, Carrum Downs Vic 3201

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$472,000

Property Type Unit

Suburb Carrum Downs

Period - From 01/10/2019

to 30/09/2020

Source REIV

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 six 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
1	17 Sherbourne Dr CARRUM DOWNS 3201	\$535,000	25/05/2020
2	16/11 Brunnings Rd CARRUM DOWNS 3201	\$527,500	29/05/2020
3	7/31-35 Brunnings Rd CARRUM DOWNS 3201	\$490,500	09/07/2020

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 six months.~~

This Statement of Information was prepared on:

06/11/2020 15:29



Property Type:
Agent Comments

Indicative Selling Price

\$550,000

Median Unit Price

Year ending September 2020: \$472,000

Comparable Properties



17 Sherbourne Dr CARRUM DOWNS 3201 (REI)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 25/05/2020

Rooms: 4

Property Type: House

Land Size: 314 sqm approx



16/11 Brunnings Rd CARRUM DOWNS 3201 (REI/VG)

Agent Comments



Price: \$527,500

Method: Private Sale

Date: 29/05/2020

Property Type: Townhouse (Single)



7/31-35 Brunnings Rd CARRUM DOWNS 3201 (REI/VG)

Agent Comments



Price: \$490,500

Method: Private Sale

Date: 09/07/2020

Rooms: 5

Property Type: Unit

Land Size: 331 sqm approx