

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

5/34 Szer Way 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,200

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Feb 2019

to

31 Jan 2020

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

5 Flora Lane Carrum Downs VIC 3201	\$505,000	13-Sep-19
1/43A McCormicks Road Carrum Downs VIC 3201	\$490,000	30-Nov-19
2/35 McCormicks Road Carrum Downs VIC 3201	\$475,000	25-Nov-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: 10 February 2020


5 Flora Lane Carrum Downs VIC 3201
 3  2  2

Sold Price

\$505,000

Sold Date

13-Sep-19

Distance

1.3km

1/43A McCormicks Road Carrum Downs VIC 3201
 3  2  2

Sold Price

^{RS} **\$490,000**

Sold Date

30-Nov-19

Distance

1.69km

2/35 McCormicks Road Carrum Downs VIC 3201
 3  2  2

Sold Price

^{RS} **\$475,000**

Sold Date

25-Nov-19

Distance

1.73km
RS = Recent sale

UN = Undisclosed Sale

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