

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

4 Juliana Drive 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

\$499,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,750

Property type

House

Suburb

Carrum Downs

Period-from

01 Oct 2018

to

30 Sep 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

6 Partridge Crescent Carrum Downs VIC 3201	\$550,000	10-Sep-19
9 Exford Court Carrum Downs VIC 3201	\$510,000	30-May-19
186 Lyrebird Drive Carrum Downs VIC 3201	\$537,000	31-Aug-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: 21 October 2019



6 Partridge Crescent Carrum Downs VIC 3201

 3
  2
  2

^{RS} Sold Price **\$550,000** Sold Date **10-Sep-19**

Distance **0.56km**



9 Exford Court Carrum Downs VIC 3201

 3
  2
  2

^{RS} Sold Price **\$510,000** Sold Date **30-May-19**

Distance **0.56km**



186 Lyrebird Drive Carrum Downs VIC 3201

 3
  2
  2

^{RS} Sold Price **\$537,000** Sold Date **31-Aug-19**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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