

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 79 Carrum Woods Drive, Carrum Downs Vic 3201

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$575,000 House X Unit Suburb Carrum Downs

Period - From 01/07/2017 to 30/06/2018 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	29 Sunflower Cirt CARRUM DOWNS 3201	\$545,000	30/08/2018
2	24 Botany Dr CARRUM DOWNS 3201	\$530,000	25/05/2018
3	6 Protea St CARRUM DOWNS 3201	\$510,250	07/06/2018

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.



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Rooms:
Property Type: House
Land Size: 502 sqm approx
Agent Comments

Indicative Selling Price
 \$500,000 - \$550,000
Median House Price
 Year ending June 2018: \$575,000

Comparable Properties



29 Sunflower Cirt CARRUM DOWNS 3201 (REI) **Agent Comments**

3 2 2

Price: \$545,000
Method: Private Sale
Date: 30/08/2018
Rooms: -
Property Type: Unit
Land Size: 269 sqm approx



24 Botany Dr CARRUM DOWNS 3201 (REI/VG) **Agent Comments**

3 2 2

Price: \$530,000
Method: Private Sale
Date: 25/05/2018
Rooms: -
Property Type: House



6 Protea St CARRUM DOWNS 3201 (REI/VG) **Agent Comments**

3 2 1

Price: \$510,250
Method: Private Sale
Date: 07/06/2018
Rooms: 5
Property Type: House
Land Size: 254 sqm approx