

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7B Astall Street 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,025

*House

*Unit

X

Suburb

Carrum Downs

Period-from

01 Aug 2018

to

31 Jul 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

10/35 Brunnings Road Carrum Downs VIC 3201	\$443,500	01-Apr-19
28/11 Brunnings Road Carrum Downs VIC 3201	\$450,000	22-Mar-19
4/100 Cadles Road Carrum Downs VIC 3201	\$485,000	16-May-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.~~

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10/35 Brunnings Road Carrum Downs VIC 3201

 3
  1
  1

Sold Price

\$443,500

Sold Date

01-Apr-19

Distance

0.69km

28/11 Brunnings Road Carrum Downs VIC 3201

 3
  2
  1

Sold Price

\$450,000

Sold Date

22-Mar-19

Distance

0.83km

4/100 Cadles Road Carrum Downs VIC 3201

 3
  2
  2

Sold Price

\$485,000

Sold Date

16-May-19

Distance

1.07km
RS = Recent sale

UN = Undisclosed Sale

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