

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

15/20 Carrum Woods 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

*House

*Unit

X

Suburb

Carrum Downs

Period-from

01 Jul 2018

to

30 Jun 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

4/100 Cadles Road Carrum Downs VIC 3201	\$485,000	16-May-19
36 Botany Drive Carrum Downs VIC 3201	-	27-Mar-19
3/91 Ogradys Road Carrum Downs VIC 3201	\$472,500	04-Mar-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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4/100 Cadles Road Carrum Downs VIC 3201

Sold Price

\$485,000

Sold Date

16-May-19
 3

 2

 2

Distance

0.7km

36 Botany Drive Carrum Downs VIC 3201

Sold Price

- Sold Date

27-Mar-19
 3

 2

 2

Distance

0.85km

3/91 Ogradys Road Carrum Downs VIC 3201

Sold Price

\$472,500

Sold Date

04-Mar-19
 3

 2

 2

Distance

1.97km
RS = Recent sale

UN = Undisclosed Sale

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