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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

3 Ridley Close Carrum Downs VIC 3201

 3  1  2

Indicative Selling Price

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

Range between \$420,000 & \$449,000

Median Sale Price

\$558,000 Houses in Carrum downs between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

Comparable Property Sales

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.



19 Richmond Avenue Carrum Downs VIC 3201

 3  1  2

Sold Price **\$540,000** Sold Date **26-Jul-19**

Distance **0.1km**



7 Richmond Avenue Carrum Downs VIC 3201

 3  1  1

Sold Price **\$522,500** Sold Date **20-Apr-19**

Distance **0.15km**



66 Ogradys Road Carrum Downs VIC 3201

 3  1  2

Sold Price **\$530,500** Sold Date **11-Mar-19**

Distance **0.95km**

RS = Recent sale UN = Undisclosed Sale

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