

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

6 Libella Court 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,500

Property type

House

Suburb

Carrum Downs

Period-from

01 Sep 2020

to

31 Aug 2021

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 Sue Place Carrum Downs VIC 3201	\$731,000	11-Sep-21
21 Triumph Way Skye VIC 3977	\$750,000	30-Apr-21

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: 27 September 2021



6 Sue Place Carrum Downs VIC 3201

 4
  2
  2

Sold Price

^{RS}
\$731,000

Sold Date

11-Sep-21

Distance

1.1km


21 Triumph Way Skye VIC 3977

 4
  2
  2

Sold Price

\$750,000

Sold Date

30-Apr-21

Distance

0.86km
RS = Recent sale

UN = Undisclosed Sale

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