

## 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

29 Botany 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

\$419,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$435,025

\*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

7/51 Hall Road Carrum Downs VIC 3201	\$426,000	15-Apr-19
51/11 Brunnings Road Carrum Downs VIC 3201	\$400,000	30-Jan-19
6/130 Cadles Road Carrum Downs VIC 3201	\$420,000	21-Jan-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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**7/51 Hall Road Carrum Downs VIC 3201**
 2    1    1

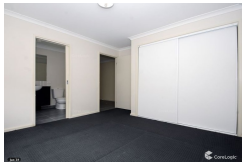
Sold Price

**\$426,000**

Sold Date

**15-Apr-19**

Distance

**0.71km**

**51/11 Brunnings Road Carrum Downs VIC 3201**
 2    1    1

Sold Price

**\$400,000**

Sold Date

**30-Jan-19**

Distance

**0.82km**

**6/130 Cadles Road Carrum Downs VIC 3201**
 2    1    1

Sold Price

**\$420,000**

Sold Date

**21-Jan-19**

Distance

**1.2km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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