

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

29 Myhaven Circuit, Carrum Downs Vic 3201

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$572,000 Property Type House Suburb Carrum Downs

Period - From 01/04/2020 to 30/06/2020 Source REIV

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 six 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
1	5 Yarra PI SANDHURST 3977	\$650,000	23/07/2020
2	10 Solferino Way CARRUM DOWNS 3201	\$630,000	27/07/2020
3	35 Redgum Av CARRUM DOWNS 3201	\$620,000	19/06/2020

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 six months.~~

This Statement of Information was prepared on:

02/10/2020 15:40



Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median House Price
June quarter 2020: \$572,000

Comparable Properties



5 Yarra PI SANDHURST 3977 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 23/07/2020
Rooms: 6
Property Type: House

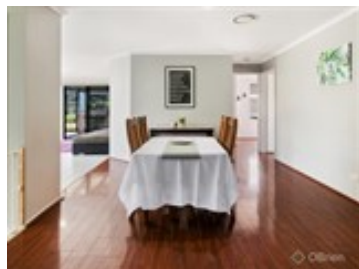


10 Solferino Way CARRUM DOWNS 3201 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 27/07/2020
Rooms: 6
Property Type: House



35 Redgum Av CARRUM DOWNS 3201 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 19/06/2020
Rooms: 6
Property Type: House
Land Size: 560 sqm approx