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	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$590,000		&		\$640,000			
Median sale p	rice							
Median price	\$572,000	Pro	operty Type	Hou	se		Suburb	Carrum Downs
Period - From	01/04/2020	to	30/06/2020		So	urce	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.

Ade	dress 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

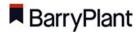
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

02/10/2020 15:40



29 Myhaven Circuit, Carrum Downs Vic 3201



Kylie & Dean sirianni 0402019540 ksirianni@barryplant.com.au





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)



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



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

Account - Barry Plant | P: 03 9807 2333



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.