

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

5/7 Koomaloo Place 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

\$519,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$434,000

*House

*Unit

X

Suburb

Carrum Downs

Period-from

01 Dec 2017

to

30 Nov 2018

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 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

7/7 Koomaloo Place Carrum Downs VIC 3201	\$530,000	26-Jun-18
29 Sunflower Circuit Carrum Downs VIC 3201	\$545,000	30-Aug-18
10/20 Carrum Woods Drive Carrum Downs VIC 3201	\$531,000	04-Aug-18

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.~~

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7/7 Koomaloo Place Carrum Downs VIC 3201 Sold Price **\$530,000** Sold Date **26-Jun-18**

 3  2  2

Distance **0.04km**



29 Sunflower Circuit Carrum Downs VIC 3201 Sold Price **\$545,000** Sold Date **30-Aug-18**

 4  2  2

Distance **0.61km**



10/20 Carrum Woods Drive Carrum Downs VIC 3201 Sold Price **\$531,000** Sold Date **04-Aug-18**

 3  2  2

Distance **1.57km**

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