

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address

Including suburb and
postcode

7 Tattler St, Carrum Downs

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

\$600,000

&

\$660,000

Median sale price

Median price

\$599,975

Property type

House

Suburb

Carrum Downs

Period - From

7/10/2020

to

7/4/2021

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 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

4 Kieran Crt, Carrum Downs	\$612,000	10/10/2020
65A Lyrebird Dve, Carrum Downs	\$608,000	24/3/2021
4 Rowan Crt, Carrum Downs	\$653,000	5/12/2020

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:

7/4/2021