

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

6 Hailes Court 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Nov 2020

to

31 Oct 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 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

9 Landon Place Carrum Downs VIC 3201	\$700,000	24-Sep-21
78 Luscombe Avenue Carrum Downs VIC 3201	\$712,000	06-Oct-21
20 Oberon Drive Carrum Downs VIC 3201	\$715,000	23-Sep-21

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.~~

This Statement of Information was prepared on: 30 November 2021


9 Landon Place Carrum Downs VIC 3201
 3  1  2

Sold Price

^{RS} **\$700,000**

Sold Date

24-Sep-21

Distance

1.86km

78 Luscombe Avenue Carrum Downs VIC 3201
 3  1  2

Sold Price

\$712,000

Sold Date

06-Oct-21

Distance

0.47km

20 Oberon Drive Carrum Downs VIC 3201
 3  1  2

Sold Price

\$715,000

Sold Date

23-Sep-21

Distance

0.37km
RS = Recent sale

UN = Undisclosed Sale

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