

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

2/73 Lyrebird Drive 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jun 2020

to

31 May 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

25 Sandstone Circuit Carrum Downs VIC 3201	\$590,000	27-Dec-20
17 Sandstone Circuit Carrum Downs VIC 3201	\$651,000	15-Oct-20

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: 18 June 2021


25 Sandstone Circuit Carrum Downs VIC 3201

Sold Price

\$590,000 Sold Date **27-Dec-20**
 3  2  2

Distance **1km**

17 Sandstone Circuit Carrum Downs VIC 3201

Sold Price

\$651,000 Sold Date **15-Oct-20**
 3  2  2

Distance **1.04km**
RS = Recent sale

UN = Undisclosed Sale

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