

# 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 Winter Lane, Carrum Downs, VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$440,000

&

\$480,000

### Median sale price

Median price

\$425,000

Property Type

Unit

Suburb

Carrum Downs (3201)

Period - From

01/11/2018

to

31/10/2019

Source

Corelogic

### Comparable property sales

**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 SUNFLOWER CIRCUIT, CARRUM DOWNS VIC 3201	\$455,000	28/09/2018
30/11 BRUNNINGS ROAD, CARRUM DOWNS VIC 3201	\$455,000	08/09/2018
4 MERCURY COURT, CARRUM DOWNS VIC 3201	\$458,500	25/10/2018

This Statement of Information was prepared on: 20/11/2019