

## 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

65A Jacana Drive 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jan 2019

to

31 Dec 2019

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 177 Hall Road Carrum Downs VIC 3201        | \$645,000 | 31-Aug-19 |
| 6 Blue Wren Rise Carrum Downs VIC 3201     | \$620,000 | 22-Oct-19 |
| 1 Castlereagh Street Carrum Downs VIC 3201 | \$646,000 | 24-Sep-19 |

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: 29 January 2020


**177 Hall Road Carrum Downs VIC 3201**
 3  2  2

Sold Price

**\$645,000**

Sold Date

**31-Aug-19**

Distance

**1.39km**

**6 Blue Wren Rise Carrum Downs VIC 3201**
 3  2  2

Sold Price

**\$620,000**

Sold Date

**22-Oct-19**

Distance

**1.5km**

**1 Castlereagh Street Carrum Downs VIC 3201**
 3  2  2

Sold Price

**\$646,000**

Sold Date

**24-Sep-19**

Distance

**1.55km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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