

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 Turnbull 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Oct 2019

to

30 Sep 2020

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

8 Rosemary Court Carrum Downs VIC 3201	\$530,000	03-Aug-20
35 Lansell Court Carrum Downs VIC 3201	\$545,000	20-Jul-20
11 Maplewood Court Carrum Downs VIC 3201	\$540,000	08-Jun-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: 19 October 2020



8 Rosemary Court Carrum Downs VIC 3201

Sold Price

\$530,000

Sold Date **03-Aug-20**

 3  2  2

Distance **0.34km**



35 Lansell Court Carrum Downs VIC 3201

Sold Price

\$545,000

Sold Date **20-Jul-20**

 3  2  2

Distance **0.94km**



11 Maplewood Court Carrum Downs VIC 3201

Sold Price

\$540,000

Sold Date **08-Jun-20**

 3  2  2

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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