

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

31 Thornbill 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

\$530,000

&

\$570,000

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

32 Thornbill Drive Carrum Downs VIC 3201	\$568,000	29-Oct-19
4 Clendon Court Carrum Downs VIC 3201	\$555,000	11-Oct-19
6 Partridge Crescent Carrum Downs VIC 3201	\$550,000	31-Aug-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: 31 January 2020

	32 Thornbill Drive Carrum Downs VIC 3201	Sold Price	\$568,000	Sold Date	29-Oct-19
	 3  2  2			Distance	0.09km
	4 Clendon Court Carrum Downs VIC 3201	Sold Price	\$555,000	Sold Date	11-Oct-19
	 3  2  2			Distance	0.18km
	6 Partridge Crescent Carrum Downs VIC 3201	Sold Price	\$550,000	Sold Date	31-Aug-19
	 3  2  2			Distance	0.78km

RS = Recent sale UN = Undisclosed Sale

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