

## 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

3 Marisa Court 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

\$499,000

&

\$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Sep 2018

to

31 Aug 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

|  |           |           |
|--|-----------|-----------|
| 13 Saltram Court Carrum Downs VIC 3201   | \$510,000 | 27-Jul-19 |
| 66 Ogradys Road Carrum Downs VIC 3201    | \$530,500 | 11-Mar-19 |
| 19 Richmond Avenue Carrum Downs VIC 3201 | \$540,000 | 13-Jul-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: 17 September 2019



**13 Saltram Court Carrum Downs VIC 3201**

 3  1  2

**Sold Price \$510,000 Sold Date 27-Jul-19**

Distance **1.05km**



**66 Ogradys Road Carrum Downs VIC 3201**

 3  1  2

Sold Price

**\$530,500 Sold Date 11-Mar-19**

Distance **1.39km**



**19 Richmond Avenue Carrum Downs VIC 3201**

 3  1  2

Sold Price

**\$540,000 Sold Date 13-Jul-19**

Distance **1.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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