

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

1 Reece 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jul 2020

to

30 Jun 2021

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

1 Trafford Road Carrum Downs VIC 3201	\$737,000	26-Apr-21
16 Clifton Park Drive Carrum Downs VIC 3201	\$742,000	01-May-21
24 Clifton Park Drive Carrum Downs VIC 3201	\$795,000	24-Jun-21

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: 16 July 2021



1 Trafford Road Carrum Downs VIC 3201 Sold Price **\$737,000** Sold Date **26-Apr-21**

3 2 2

Distance **0.3km**



16 Clifton Park Drive Carrum Downs VIC 3201 Sold Price ^{RS} **\$742,000** Sold Date **01-May-21**

4 2 2

Distance **0.03km**



24 Clifton Park Drive Carrum Downs VIC 3201 Sold Price ^{RS} **\$795,000** Sold Date **24-Jun-21**

4 3 1

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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