

## 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 Lavender Lane 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

\$540,000

&

\$575,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 7 Falcon Court Carrum Downs VIC 3201    | \$575,000 | 22-Jul-20 |
| 35 Lansell Court Carrum Downs VIC 3201  | \$545,000 | 20-Jul-20 |
| 25 Cockatoo Drive Carrum Downs VIC 3201 | \$548,000 | 25-Jul-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: 05 October 2020



## 7 Falcon Court Carrum Downs VIC 3201

Sold Price

**\$575,000**

Sold Date

**22-Jul-20**

3

2

2

Distance

**0.61km**



## 35 Lansell Court Carrum Downs VIC 3201

Sold Price

<sup>RS</sup> **\$545,000**

Sold Date

**20-Jul-20**

3

2

2

Distance

**0.83km**



## 25 Cockatoo Drive Carrum Downs VIC 3201

Sold Price

**\$548,000**

Sold Date

**25-Jul-20**

3

2

2

Distance

**1.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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