

Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

1 Perkins Dve, Carrum Downs 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

\$560,000

&

\$580,000

Median sale price

Median price

\$550,000

Property type

House

Suburb

Carrum Downs

Period - From

1/8/2018

to

31/7/19

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 six 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
2 Spencer Dve, Carrum Downs	\$535,000	4/3/19
9 Flying Star Walk, Skye	\$570,000	8/5/19
12 Exford Crt, Carrum Downs	\$550,000	9/5/19

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 six months.

This Statement of Information was prepared on: 16/9/19