

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

95 LYREBIRD 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

\$675,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2021

to

28 Feb 2022

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

8 LANSELL COURT CARRUM DOWNS VIC 3201	\$680,000	20-Oct-21
43 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$689,000	28-Sep-21
19 FAIRHAVEN ROAD CARRUM DOWNS VIC 3201	\$707,000	13-Jan-22

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: 15 March 2022


**8 LANSELL COURT CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

\$680,000

Sold Date

20-Oct-21

Distance

0.18km

**43 ROBIN DRIVE CARRUM DOWNS
VIC 3201**
 3  2  2

Sold Price

\$689,000

Sold Date

28-Sep-21

Distance

1.27km

**19 FAIRHAVEN ROAD CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

\$707,000

Sold Date

13-Jan-22

Distance

0.76km
RS = Recent sale

UN = Undisclosed Sale

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