

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

5 Ella Paige Place 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Carrum Downs

Period-from

01 May 2019

to

30 Apr 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

8 Ella Paige Place Carrum Downs VIC 3201	\$580,000	14-May-20
43 Spencer Drive Carrum Downs VIC 3201	\$660,000	23-Mar-20
41 Partridge Crescent Carrum Downs VIC 3201	\$581,000	22-Apr-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: 28 May 2020



**8 Ella Paige Place Carrum Downs
VIC 3201**

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **14-May-20**

3 2 1

Distance **0.04km**



**43 Spencer Drive Carrum Downs
VIC 3201**

Sold Price **\$660,000** Sold Date **23-Mar-20**

4 2 2

Distance **0.67km**



**41 Partridge Crescent Carrum
Downs VIC 3201**

Sold Price **\$581,000** Sold Date **22-Apr-20**

4 2 2

Distance **0.96km**

RS = Recent sale UN = Undisclosed Sale

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