

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

18 Bateman Court, Carrum Downs Vic 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$451,250

Median sale price

Median price

\$444,250

Property Type

Unit

Suburb

Carrum Downs

Period - From

01/04/2019

to

31/03/2020

Source

REIV

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 |
|---|-------------------------------------|-----------|--------------|
| 1 | 2/5 Grnja Way CARRUM DOWNS 3201 | \$420,000 | 10/01/2020 |
| 2 | 13 Bateman Ct CARRUM DOWNS 3201 | \$399,000 | 23/01/2020 |
| 3 | lot 12 Bateman Ct CARRUM DOWNS 3201 | \$394,500 | 07/11/2019 |

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:

29/04/2020 10:13



Property Type:
Agent Comments

Indicative Selling Price
\$451,250
Median Unit Price
Year ending March 2020: \$444,250

Comparable Properties

2/5 Grnja Way CARRUM DOWNS 3201 (VG) **Agent Comments**



Price: \$420,000
Method: Sale
Date: 10/01/2020
Property Type: Flat/Unit/Apartment (Res)

13 Bateman Ct CARRUM DOWNS 3201 (REI/VG) **Agent Comments**



Price: \$399,000
Method: Private Sale
Date: 23/01/2020
Property Type: Townhouse (Res)
Land Size: 116 sqm approx



lot 12 Bateman Ct CARRUM DOWNS 3201 (REI) **Agent Comments**



Price: \$394,500
Method: Private Sale
Date: 07/11/2019
Rooms: 6
Property Type: Townhouse (Single)