

## 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 Kipling Place 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

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Aug 2020

to

31 Jul 2021

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 3 Darter Court Carrum Downs VIC 3201 | \$685,000 | 29-Apr-21 |
| 7 Pitta Place Carrum Downs VIC 3201  | \$765,000 | 20-Apr-21 |
|                                      |           |           |

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: 30 August 2021



**3 Darter Court Carrum Downs VIC 3201**

 3  2  4

Sold Price

**\$685,000**

Sold Date

**29-Apr-21**

Distance

**0.56km**



**7 Pitta Place Carrum Downs VIC 3201**

 3  2  4

Sold Price

**\$765,000**

Sold Date

**20-Apr-21**

Distance

**0.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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