

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

4/42 William Road 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

\$469,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,750

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2020

to

31 Dec 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

11/7 Koomaloo Place Carrum Downs VIC 3201	\$520,000	20-Oct-20
6 Oasis Court Carrum Downs VIC 3201	\$460,000	04-Dec-20
16 Sanctuary Drive Carrum Downs VIC 3201	\$425,000	24-Nov-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: 22 January 2021



11/7 Koomaloo Place Carrum Downs VIC 3201

3 2 1

Sold Price \$520,000 Sold Date 20-Oct-20

Distance **0.32km**



6 Oasis Court Carrum Downs VIC 3201

2 2 1

Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **04-Dec-20**

Distance **0.34km**



16 Sanctuary Drive Carrum Downs VIC 3201

2 2 1

Sold Price ^{RS} **\$425,000** Sold Date **24-Nov-20**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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