

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

8 Firetail Court 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2020

to

28 Feb 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

1 Strathearn Court Carrum Downs VIC 3201	\$635,000	27-Nov-20
7 Exford Court Carrum Downs VIC 3201	\$610,000	12-Dec-20
5 Wildcroft Court Carrum Downs VIC 3201	\$610,000	23-Sep-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: 10 March 2021



1 Strathearn Court Carrum Downs VIC 3201

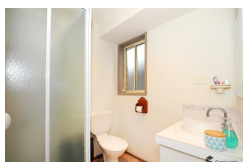
Sold Price

\$635,000

Sold Date **27-Nov-20**

3 2 2

Distance **0.72km**



7 Exford Court Carrum Downs VIC 3201

Sold Price

\$610,000

Sold Date **12-Dec-20**

3 2 2

Distance **0.78km**



5 Wildcroft Court Carrum Downs VIC 3201

Sold Price

Sold Date **23-Sep-20**

3 2 2

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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