

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

4/25 Lats Avenue 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Nov 2020

to

31 Oct 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

2/19 Lats Avenue Carrum Downs VIC 3201	\$430,000	19-Jun-21
208 Nada Way Carrum Downs VIC 3201	\$390,000	22-Jun-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: 22 November 2021



**2/19 Lats Avenue Carrum Downs
VIC 3201**

 2  1  1

Sold Price **\$430,000** Sold Date **19-Jun-21**

Distance -



**208 Nada Way Carrum Downs VIC
3201**

 2  1  1

Sold Price **\$390,000** Sold Date **22-Jun-21**

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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