

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

3 Loretta Street 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

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Apr 2019

to

31 Mar 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

3 Greenwood Drive Carrum Downs VIC 3201	\$515,000	13-Nov-19
7 Clendon Court Carrum Downs VIC 3201	\$513,000	29-Feb-20
11 Paddington Avenue Carrum Downs VIC 3201	\$495,000	29-Nov-19

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: 02 April 2020



3 Greenwood Drive Carrum Downs VIC 3201

 3
  2
  2

Sold Price

\$515,000

Sold Date

13-Nov-19

Distance

0.79km



7 Clendon Court Carrum Downs VIC 3201

 3
  2
  2

Sold Price

^{RS} **\$513,000** ^{UN}

Sold Date

29-Feb-20

Distance

0.79km



11 Paddington Avenue Carrum Downs VIC 3201

 3
  2
  3

Sold Price

\$495,000

Sold Date

29-Nov-19

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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