

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

46 Moorhen Crescent 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,000

*House

X

*Unit

Suburb

Carrum Downs

Period-from

01 Aug 2018

to

31 Jul 2019

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

16 Fulmar Street Carrum Downs VIC 3201	\$600,000	15-Feb-19
90 Lyrebird Drive Carrum Downs VIC 3201	\$560,000	01-May-19
12 Exford Court Carrum Downs VIC 3201	\$550,000	09-May-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.~~

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16 Fulmar Street Carrum Downs VIC 3201

Sold Price

\$600,000

Sold Date

15-Feb-19

 3  2  2

Distance

0.63km



90 Lyrebird Drive Carrum Downs VIC 3201

Sold Price

\$560,000

Sold Date

01-May-19

 3  2  2

Distance

1.05km



12 Exford Court Carrum Downs VIC 3201

Sold Price

^{RS} **\$550,000**

Sold Date

09-May-19

 3  2  2

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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