

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

11/19 Robin Drive 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

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

1/53 Jacana Drive Carrum Downs VIC 3201	\$442,500	07-Dec-20
28 Botany Drive Carrum Downs VIC 3201	\$442,000	15-Oct-20
7/27 Brunnings Road Carrum Downs VIC 3201	\$450,000	30-Jan-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: 02 March 2021


1/53 Jacana Drive Carrum Downs VIC 3201

Sold Price

\$442,500

Sold Date **07-Dec-20**
 2  1  1

Distance **0.68km**

28 Botany Drive Carrum Downs VIC 3201

Sold Price

\$442,000

Sold Date **15-Oct-20**
 2  1  1

Distance **1.31km**

7/27 Brunnings Road Carrum Downs VIC 3201

Sold Price

^{RS} **\$450,000**

Sold Date **30-Jan-21**
 2  1  1

Distance **1.52km**
RS = Recent sale

UN = Undisclosed Sale

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