

## 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

1/43A McCormicks Road Carrum Downs VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Nov 2018

to

31 Oct 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

2/51 McCormicks Road Carrum Downs VIC 3201	\$525,000	19-Jul-19
9/50 McCormicks Road Skye VIC 3977	\$455,000	28-Aug-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: 23 November 2019



**2/51 McCormicks Road Carrum Downs VIC 3201**

 3  2  2

Sold Price

**\$525,000**

Sold Date

**19-Jul-19**

Distance

**0.08km**



**9/50 McCormicks Road Skye VIC 3977**

 3  2  2

Sold Price

**\$455,000**

Sold Date

**28-Aug-19**

Distance

**0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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