

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

9 Crimson 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

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

43 Spencer Drive Carrum Downs VIC 3201	\$660,000	23-Mar-20
29 Alluvian Way Carrum Downs VIC 3201	\$745,000	28-Feb-20
6 Merriwee Chase Sandhurst VIC 3977	\$720,000	17-Feb-20

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: 18 April 2020


**43 Spencer Drive Carrum Downs
VIC 3201**
 4  2  2

Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **23-Mar-20**

Distance **0.11km**

**29 Alluvian Way Carrum Downs VIC
3201**
 4  2  2

Sold Price **\$745,000** Sold Date **28-Feb-20**

Distance **0.23km**

**6 Merriwee Chase Sandhurst VIC
3977**
 4  2  2

Sold Price **\$720,000** Sold Date **17-Feb-20**

Distance **0.91km**
RS = Recent sale

UN = Undisclosed Sale

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