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## STATEMENT OF INFORMATION

Prepared on 13 Nov 2018

Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

14 Paddington Avenue 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)

Range between \$550,000 & \$600,000

### Median Sale Price

\$569,000 Houses in Carrum downs between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**51 Whimbrel Crescent Carrum Downs VIC 3201**



Sold Price **\$598,000** Sold Date **26-Mar-18**

Distance **0.16km**



**27 Paddington Avenue Carrum Downs VIC 3201**



Sold Price **\$600,000** Sold Date **13-Nov-17**

Distance **0.18km**



**3 Sunbird Crescent Carrum Downs VIC 3201**



Sold Price **\$641,500** Sold Date **05-May-18**

Distance **0.26km**

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