

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

3 Reece Court 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Dec 2018

to

30 Nov 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

1 Trafford Road Carrum Downs VIC 3201	\$622,000	07-Nov-19
13 Birdrock Court Carrum Downs VIC 3201	\$600,000	11-Oct-19
6 St Andrews Close Carrum Downs VIC 3201	\$589,000	02-Oct-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: 20 December 2019



1 Trafford Road Carrum Downs VIC 3201

Sold Price

RS

\$622,000

Sold Date

07-Nov-19

3

2

2

Distance

0.27km



13 Birdrock Court Carrum Downs VIC 3201

Sold Price

\$600,000

Sold Date

11-Oct-19

3

2

2

Distance

0.3km



6 St Andrews Close Carrum Downs VIC 3201

Sold Price

\$589,000

Sold Date

02-Oct-19

3

2

2

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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