

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

186 Lyrebird 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

*House

X

*Unit

Suburb

Carrum Downs

Period-from

01 Aug 2018

to

31 Jul 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

12 Exford Court Carrum Downs VIC 3201	\$550,000	09-May-19
3 Gamble Road Carrum Downs VIC 3201	\$523,000	01-Apr-19
2 St Agnes Court Carrum Downs VIC 3201	\$527,500	23-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: 28 August 2019

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12 Exford Court Carrum Downs VIC 3201

Sold Price

\$550,000

Sold Date **09-May-19**

 3  2  2

Distance **0.29km**



3 Gamble Road Carrum Downs VIC 3201

Sold Price

\$523,000

Sold Date **01-Apr-19**

 3  2  2

Distance **0.77km**



2 St Agnes Court Carrum Downs VIC 3201

Sold Price

^{RS} **\$527,500**

Sold Date **23-Aug-19**

 3  2  2

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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