

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 Laurel 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jun 2020

to

31 May 2021

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

9 Harrison Court Carrum Downs VIC 3201	\$666,000	27-Feb-21
29 Lansell Court Carrum Downs VIC 3201	\$665,000	22-Mar-21
7 Exford Court Carrum Downs VIC 3201	\$610,000	12-Dec-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: 08 June 2021



9 Harrison Court Carrum Downs VIC 3201

3 2 2

Sold Price \$666,000 Sold Date 27-Feb-21

Distance **0.47km**



29 Lansell Court Carrum Downs VIC 3201

3 2 2

^{RS} **Sold Price \$665,000 Sold Date 22-Mar-21**

Distance **0.58km**



7 Exford Court Carrum Downs VIC 3201

3 2 2

Sold Price \$610,000 Sold Date 12-Dec-20

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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