

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

115 Carrum Woods 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Sep 2018

to

31 Aug 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

25 Herbert Road Carrum Downs VIC 3201	\$520,000	06-Jun-19
52 Herbert Road Carrum Downs VIC 3201	\$531,000	18-Jul-19
12 Mina Court Carrum Downs VIC 3201	\$517,000	04-Jun-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: 17 September 2019



OBrien Real Estate

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25 Herbert Road Carrum Downs VIC 3201

Sold Price

\$520,000

Sold Date

06-Jun-19

4

2

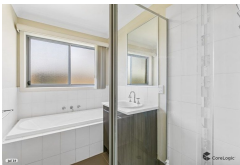
2

Distance

0.3km

Notes from your agent

3 + study - 2 living + 2 dining - originally looking up to \$600k and sold \$520k - 217 DOM.



52 Herbert Road Carrum Downs VIC 3201

Sold Price

\$531,000

Sold Date

18-Jul-19

4

2

2

Distance

0.38km

Notes from your agent

2010 build that was a bit rough (paint and condition) - long days on market (255) - originally looking at \$580k sold \$531k



12 Mina Court Carrum Downs VIC 3201

Sold Price

\$517,000

Sold Date

04-Jun-19

3

2

2

Distance

0.79km

Notes from your agent

Very well presented - tiny home and block (think unit) - sold \$517k

RS = Recent sale

UN = Undisclosed Sale

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