

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**4/55 McCormicks Road,  
CARRUM DOWNS 3201**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$400,000 - \$440,000**

### Median sale price

Median **Unit** for **CARRUM DOWNS** for period **Jul 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$416,500**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2/27 McCormicks Road,  
CARRUM DOWNS 3201**

**Price \$425,000** Sold 18  
December 2018

**18/17 Coco Parade,  
SKYE 3977**

**Price \$497,500** Sold 15  
November 2018

**3/51 McCormicks Road,  
CARRUM DOWNS 3201**

**Price \$525,000** Sold 19  
February 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit

2 beds

2 baths

1 parking

### Ray White Chelsea

394 - 395 Nepean Highway,  
Chelsea VIC 3196

### Contact agents



**Andrew Tomlinson**  
Ray White

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**RayWhite**