

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

2/178 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

\$399,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2019

to

31 May 2020

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

22/79 Greenwood Drive Carrum Downs VIC 3201	\$425,000	10-Mar-20
11/11 Brunnings Road Carrum Downs VIC 3201	\$435,500	09-May-20
13/20 Carrum Woods Drive Carrum Downs VIC 3201	\$425,000	08-Feb-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: 18 June 2020



22/79 Greenwood Drive Carrum Downs VIC 3201

2 1 2

Sold Price **\$425,000** Sold Date **10-Mar-20**

Distance **0.41km**



11/11 Brunnings Road Carrum Downs VIC 3201

2 1 1

Sold Price ^{RS} **\$435,500** Sold Date **09-May-20**

Distance **1.33km**



13/20 Carrum Woods Drive Carrum Downs VIC 3201

2 1 1

Sold Price **\$425,000** Sold Date **08-Feb-20**

Distance **1.41km**

RS = Recent sale **UN** = Undisclosed Sale

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