

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

9 Treherne Court 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jan 2019

to

31 Dec 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

2 Venezia Way Skye VIC 3977	\$650,000	05-Aug-19
3 Sapphire Mews Skye VIC 3977	\$690,000	19-Aug-19
8 Village Close Carrum Downs VIC 3201	\$680,000	04-Dec-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: 21 January 2020


2 Venezia Way Skye VIC 3977

Sold Price **\$650,000** Sold Date **05-Aug-19**
 4  2  2

Distance **0.9km**

3 Sapphire Mews Skye VIC 3977

Sold Price **\$690,000** Sold Date **19-Aug-19**
 4  2  2

Distance **1.28km**

8 Village Close Carrum Downs VIC 3201

Sold Price ^{RS} **\$680,000** Sold Date **04-Dec-19**
 4  2  2

Distance **1.31km**
RS = Recent sale

UN = Undisclosed Sale

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