

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

40 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2020

to

28 Feb 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

18 Lyrebird Drive Carrum Downs VIC 3201	\$575,000	12-Feb-21
5 Marshall Close Carrum Downs VIC 3201	\$607,500	12-Jan-21
9 Blue Wren Rise Carrum Downs VIC 3201	\$640,000	31-Jan-21

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: 24 March 2021



**18 Lyrebird Drive Carrum Downs
VIC 3201**

 3  2  2

Sold Price

RS

\$575,000

Sold Date

12-Feb-21

Distance

0.25km



**5 Marshall Close Carrum Downs VIC
3201**

 3  2  2

Sold Price

\$607,500

Sold Date

12-Jan-21

Distance

0.86km



**9 Blue Wren Rise Carrum Downs
VIC 3201**

 3  2  2

Sold Price

\$640,000

Sold Date

31-Jan-21

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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