

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

6 Flora Lane 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

\$539,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

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

3 Flora Lane Carrum Downs VIC 3201	\$525,000	12-Dec-20
5/98 Cadles Road Carrum Downs VIC 3201	\$560,000	13-Feb-21
2/7 Koomaloo Place Carrum Downs VIC 3201	\$540,000	28-Oct-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: 03 March 2021



3 Flora Lane Carrum Downs VIC 3201

3 2 2

Sold Price

RS

\$525,000

Sold Date

12-Dec-20

Distance

0.03km



5/98 Cadles Road Carrum Downs VIC 3201

3 2 2

Sold Price

RS

\$560,000

Sold Date

13-Feb-21

Distance

0.93km



2/7 Koomaloo Place Carrum Downs VIC 3201

3 2 2

Sold Price

\$540,000

Sold Date

28-Oct-20

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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