

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

1/13 Gonis Crescent 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Nov 2018

to

31 Oct 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

5/13 Gonis Crescent Carrum Downs VIC 3201	\$508,334	02-Oct-19
2/130 Cadles Road Carrum Downs VIC 3201	\$506,000	19-Jul-19
5/59 Cadles Road Carrum Downs VIC 3201	\$517,000	11-Sep-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: 12 November 2019



**5/13 Gonis Crescent Carrum Downs
VIC 3201**

 3  2  2

Sold Price

^{RS}

\$508,334

Sold Date

02-Oct-19

Distance

0.02km



**2/130 Cadles Road Carrum Downs
VIC 3201**

 3  2  2

Sold Price

\$506,000

Sold Date

19-Jul-19

Distance

0.81km



**5/59 Cadles Road Carrum Downs
VIC 3201**

 3  2  2

Sold Price

\$517,000

Sold Date

11-Sep-19

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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