

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address

Including suburb and
postcode

1/53 Jacana Dve, Carrum Downs

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

\$430,000

&

\$450,000

Median sale price

Median price

\$435,000

Property type

Unit

Suburb

Carrum Downs

Period - From

5/6/2020

to

2/12/2020

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 six 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
1/103A Cadles Rd, Carrum Downs	\$440,000	18/7/2020
2/178 Lyrebird Dve, Carrum Downs	\$440,000	1/7/2020
28 Botany Dve, Carrum Downs	\$442,000	15/10/2020

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 six months.~~

This Statement of Information was prepared on: 2/12/2020