

## 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

3 Banyan Close Carrum Downs VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$538,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2019

to

29 Feb 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 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

6 St Anthony Court Carrum Downs VIC 3201	\$610,000	02-Mar-20
9 Eucalyptus Walk Carrum Downs VIC 3201	\$613,000	15-Jan-20
38 Earnshaw Drive Carrum Downs VIC 3201	\$586,200	08-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: 23 March 2020


**6 St Anthony Court Carrum Downs  
VIC 3201**

Sold Price

<sup>RS</sup>
**\$610,000**

Sold Date

**02-Mar-20**


3



2



2

Distance

**0.51km**

**9 Eucalyptus Walk Carrum Downs  
VIC 3201**

Sold Price

**\$613,000**

Sold Date

**15-Jan-20**


4



2



2

Distance

**0.95km**

**38 Earnshaw Drive Carrum Downs  
VIC 3201**

Sold Price

**\$586,200**

Sold Date

**08-Dec-19**


4



2



2

Distance

**1.79km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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