

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 Jericho Court 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,750

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Feb 2020

to

31 Jan 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

1/27 Hall Road Carrum Downs VIC 3201	\$462,000	12-Oct-20
24 Bateman Court Carrum Downs VIC 3201	\$480,000	21-Nov-20
28/32 Lats Avenue Carrum Downs VIC 3201	\$457,000	14-Dec-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: 01 February 2021


1/27 Hall Road Carrum Downs VIC 3201
 3  2  1

Sold Price

\$462,000

Sold Date

12-Oct-20

Distance

1.05km

24 Bateman Court Carrum Downs VIC 3201
 3  2  1

Sold Price

\$480,000

Sold Date

21-Nov-20

Distance

1.42km

28/32 Lats Avenue Carrum Downs VIC 3201
 3  2  1

Sold Price

\$457,000

Sold Date

14-Dec-20

Distance

1.59km
RS = Recent sale

UN = Undisclosed Sale

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