

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

1/3 Mudlark 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Apr 2019

to

31 Mar 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

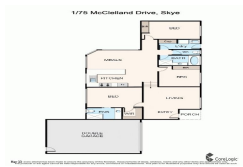
Date of sale

2/75 McClelland Drive Skye VIC 3977	\$495,000	17-Dec-19
2/35 McCormicks Road Carrum Downs VIC 3201	\$475,000	11-Nov-19
5/34 Szer Way Carrum Downs VIC 3201	\$510,500	21-Feb-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: 14 April 2020


2/75 McClelland Drive Skye VIC 3977
 3  2  2

Sold Price

\$495,000

Sold Date

17-Dec-19

Distance

1.92km

2/35 McCormicks Road Carrum Downs VIC 3201
 3  2  2

Sold Price

\$475,000

Sold Date

11-Nov-19

Distance

1.5km

5/34 Szer Way Carrum Downs VIC 3201
 3  2  2

Sold Price

^{RS} **\$510,500**

Sold Date

21-Feb-20

Distance

0.28km
RS = Recent sale

UN = Undisclosed Sale

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