

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 Falkiner 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

\$715,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Oct 2020

to

30 Sep 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

4 Falkiner Court Carrum Downs VIC 3201	\$756,000	03-Oct-21
1 Kipling Place Carrum Downs VIC 3201	\$733,000	13-Sep-21
3 Grebe Court Carrum Downs VIC 3201	\$750,000	01-Oct-21

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: 21 October 2021



4 Falkiner Court Carrum Downs VIC 3201

Sold Price

^{RS}

\$756,000

Sold Date

03-Oct-21

 3

 2

 2

Distance

0.06km



1 Kipling Place Carrum Downs VIC 3201

Sold Price

^{RS}

\$733,000

Sold Date

13-Sep-21

 3

 2

 2

Distance

0.54km



3 Grebe Court Carrum Downs VIC 3201

Sold Price

^{RS}

\$750,000

Sold Date

01-Oct-21

 3

 2

 2

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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