

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 Earnshaw Drive 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

\$605,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

*House

X

*Unit

Suburb

Carrum Downs

Period-from

01 Feb 2018

to

31 Jan 2019

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

20 Heysen Drive Skye VIC 3977	\$620,000	14-Jan-19
8 Hellenic Court Carrum Downs VIC 3201	\$626,000	31-Oct-18
9 Whipbird Drive Carrum Downs VIC 3201	\$610,000	07-Jan-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 six months.~~

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20 Heysen Drive Skye VIC 3977

Sold Price

\$620,000

Sold Date

14-Jan-19
 4  2  2

Distance

0.65km

8 Hellenic Court Carrum Downs VIC 3201

Sold Price

\$626,000

Sold Date

31-Oct-18
 4  2  2

Distance

0.85km

9 Whipbird Drive Carrum Downs VIC 3201

Sold Price

\$610,000

Sold Date

07-Jan-19
 4  2  2

Distance

1.29km
RS = Recent sale

UN = Undisclosed Sale

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