

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

7 Corella 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

\$640,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,750

Property type

House

Suburb

Carrum Downs

Period-from

01 Oct 2018

to

30 Sep 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 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

| | | |
|--|-----------|-----------|
| 19 Fantail Court Carrum Downs VIC 3201 | \$640,000 | 04-Oct-19 |
| 26 Allied Drive Carrum Downs VIC 3201 | \$668,000 | 22-Apr-19 |
| 32 Songlark Crescent Carrum Downs VIC 3201 | \$772,800 | 20-Sep-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: 29 October 2019


19 Fantail Court Carrum Downs VIC 3201

Sold Price

\$640,000

Sold Date

04-Oct-19
 5

 2

 2

Distance

0.57km

26 Allied Drive Carrum Downs VIC 3201

Sold Price

\$668,000

Sold Date

22-Apr-19
 5

 2

 2

Distance

1.19km
32 Songlark Crescent Carrum Downs VIC 3201

Sold Price

\$772,800

Sold Date

20-Sep-19
 4

 2

 2

Distance

1.85km
RS = Recent sale

UN = Undisclosed Sale

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