

## 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

LOT 16/21 Sanctuary Drive Carrum Downs VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$495,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 2/51 McCormicks Road Carrum Downs VIC 3201 | \$525,000 | 19-Jul-19 |
| 14/11 Brunnings Road Carrum Downs VIC 3201 | \$505,000 | 20-Mar-19 |
| 4/4 Herbert Road Carrum Downs VIC 3201     | \$473,000 | 04-Apr-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: 22 October 2019

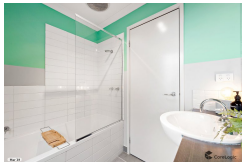


**2/51 McCormicks Road Carrum Downs VIC 3201**

3 2 2

Sold Price **\$525,000** Sold Date **19-Jul-19**

Distance **1.73km**



**14/11 Brunnings Road Carrum Downs VIC 3201**

3 2 1

Sold Price **\$505,000** Sold Date **20-Mar-19**

Distance **0.87km**



**4/4 Herbert Road Carrum Downs VIC 3201**

3 2 1

Sold Price **\$473,000** Sold Date **04-Apr-19**

Distance **0.96km**

RS = Recent sale UN = Undisclosed Sale

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