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 Kay Street 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	$680,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	House	Suburb	Carrum Downs
Period-from	01 May 2020	to	30 Apr 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
41 Rundle Drive Carrum Downs VIC 3201	$730,000	31-Mar-21
15 Pebble Beach Drive Carrum Downs VIC 3201	$719,000	24-Mar-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.

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41 Rundle Drive Carrum Downs VIC 3201

4 2 2

Sold Price RS **$730,000** Sold Date **31-Mar-21**

Distance **0.46km**

15 Pebble Beach Drive Carrum Downs VIC 3201

4 2 2

Sold Price RS **$719,000** Sold Date **24-Mar-21**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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