

## 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

12/63 Clifton Grove 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

or range  
between

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Dec 2018

to

30 Nov 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

8/63 Clifton Grove Carrum Downs VIC 3201	\$449,000	23-Sep-19
12/35 Brunnings Road Carrum Downs VIC 3201	\$490,000	14-Oct-19
15/20 Carrum Woods Drive Carrum Downs VIC 3201	\$500,000	03-Aug-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: 10 December 2019



**8/63 Clifton Grove Carrum Downs VIC 3201**

3 2 2

Sold Price

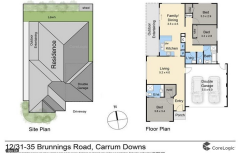
**\$449,000**

Sold Date

**23-Sep-19**

Distance

**0.05km**



**12/35 Brunnings Road Carrum Downs VIC 3201**

3 2 2

Sold Price

**\$490,000**

Sold Date

**14-Oct-19**

Distance

**1.45km**



**15/20 Carrum Woods Drive Carrum Downs VIC 3201**

3 2 2

Sold Price

**\$500,000**

Sold Date

**03-Aug-19**

Distance

**1.65km**

RS = Recent sale

UN = Undisclosed Sale

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