

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

2 Bainbridge 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Other

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

2/5 Plover Place Carrum Downs VIC 3201	\$599,000	27-Mar-21
4/197 Ballarto Road Carrum Downs VIC 3201	\$553,000	26-Mar-21
1 Goshawk Court Carrum Downs VIC 3201	\$517,000	16-Jan-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.~~

This Statement of Information was prepared on: 11 May 2021



2/5 Plover Place Carrum Downs VIC 3201

3 2 1

^{RS} **\$599,000** Sold Date **27-Mar-21**

Distance **0.22km**



4/197 Ballarto Road Carrum Downs VIC 3201

3 2 2

\$553,000 Sold Date **26-Mar-21**

Distance **0.22km**



1 Goshawk Court Carrum Downs VIC 3201

3 1 1

Sold Price **\$517,000** Sold Date **16-Jan-21**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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