

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 Leffern 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

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

*House

X

*Unit

Suburb

Carrum Downs

Period-from

01 Oct 2017

to

30 Sep 2018

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 six 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

3 Leffern Court Carrum Downs VIC 3201	\$605,000	27-May-18
36 Thornbill Drive Carrum Downs VIC 3201	\$609,000	07-Jul-18
8 Devas Court Carrum Downs VIC 3201	\$595,000	10-Sep-18

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 six months.~~

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3 Leffern Court Carrum Downs VIC 3201

 3
  2
  2

Sold Price

\$605,000

Sold Date

27-May-18

Distance

0.08km



36 Thornbill Drive Carrum Downs VIC 3201

 3
  2
  4

Sold Price

\$609,000

Sold Date

07-Jul-18

Distance

1.22km



8 Devas Court Carrum Downs VIC 3201

 3
  2
  2

Sold Price

\$595,000

Sold Date

10-Sep-18

Distance

1.28km

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