

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

5 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

or range
between

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2021

to

28 Feb 2022

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

17 Rundle Drive Carrum Downs VIC 3201	\$705,000	10-Jan-22
4 Alpha Mews Skye VIC 3977	\$730,000	03-Dec-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: 01 March 2022



17 Rundle Drive Carrum Downs VIC 3201

Sold Price

^{RS}

\$705,000

Sold Date

10-Jan-22



3



2



1

Distance

1.92km



4 Alpha Mews Skye VIC 3977

Sold Price

^{RS}

\$730,000

Sold Date

03-Dec-21



3



2



1

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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