

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 Lucia 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

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jun 2020

to

31 May 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

9 St Agnes Court Carrum Downs VIC 3201	\$606,000	26-Apr-21
38 Gamble Road Carrum Downs VIC 3201	\$595,000	01-Mar-21
46 Sandfield Drive Carrum Downs VIC 3201	\$613,000	29-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.~~

This Statement of Information was prepared on: 14 June 2021


9 St Agnes Court Carrum Downs VIC 3201
 3  1  2

Sold Price

\$606,000

Sold Date

26-Apr-21

Distance

0.22km

38 Gamble Road Carrum Downs VIC 3201
 3  1  2

Sold Price

\$595,000

Sold Date

01-Mar-21

Distance

0.33km

46 Sandfield Drive Carrum Downs VIC 3201
 3  -  2

Sold Price

\$613,000

Sold Date

29-Mar-21

Distance

0.34km

71 Allied Drive Carrum Downs VIC 3201
 3  1  1

Sold Price

\$517,000

Sold Date

11-Jan-21

Distance

0.1km

5 Newbury Court Carrum Downs VIC 3201
 3  1  1

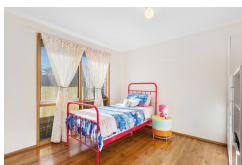
Sold Price

\$530,000

Sold Date

17-Dec-20

Distance

0.22km

5 Prasino Court Carrum Downs VIC 3201
 4  2  2

Sold Price

^{RS} **\$695,000** ^{UN}

Sold Date

19-Mar-21

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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