

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

3 Crimson Crescent 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jun 2019

to

31 May 2020

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

4 Alluvian Way Carrum Downs VIC 3201	\$600,000	25-May-20
47 Spencer Drive Carrum Downs VIC 3201	\$621,000	19-Feb-20
17 Wotan Way Sandhurst VIC 3977	\$600,000	24-Dec-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: 25 June 2020


4 Alluvian Way Carrum Downs VIC 3201

Sold Price

^{RS} **\$600,000** Sold Date **25-May-20**
 4  2  2

Distance **0.02km**

47 Spencer Drive Carrum Downs VIC 3201

Sold Price

\$621,000 Sold Date **19-Feb-20**
 3  2  2

Distance **0.16km**

17 Wotan Way Sandhurst VIC 3977

Sold Price

\$600,000 Sold Date **24-Dec-19**
 3  2  2

Distance **0.8km**
RS = Recent sale

UN = Undisclosed Sale

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