

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

9 Botany Drive 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

\$520,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Mar 2020

to

28 Feb 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

2/7 Koomaloo Place Carrum Downs VIC 3201	\$540,000	28-Oct-20
1/12 Bradford Drive Carrum Downs VIC 3201	\$525,000	31-Oct-20
11/7 Koomaloo Place Carrum Downs VIC 3201	\$520,000	20-Oct-20

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: 04 March 2021



2/7 Koomaloo Place Carrum Downs VIC 3201 Sold Price **\$540,000** Sold Date **28-Oct-20**

 3  2  2

Distance **1.14km**



1/12 Bradford Drive Carrum Downs VIC 3201 Sold Price **\$525,000** Sold Date **31-Oct-20**

 3  2  2

Distance **1.16km**



11/7 Koomaloo Place Carrum Downs VIC 3201 Sold Price **\$520,000** Sold Date **20-Oct-20**

 3  2  1

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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