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	1/127 Carrum Woods 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	$439,000	&	$459,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$448,750	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Jan 2020	to	31 Dec 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
1/103A Cadles Road Carrum Downs VIC 3201	$440,000	18-Jul-20
28 Botany Drive Carrum Downs VIC 3201	$442,000	15-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: 18 January 2021

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1/103A Cadles Road Carrum Downs VIC 3201 Sold Price **$440,000** Sold Date **18-Jul-20**

2 1 1 Distance **0.6km**



28 Botany Drive Carrum Downs VIC 3201 Sold Price **$442,000** Sold Date **15-Oct-20**

2 1 1 Distance **1.33km**

RS = Recent sale **UN** = Undisclosed Sale

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