

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

1/2 Raven Close 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

\$545,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Other

Suburb

Carrum Downs

Period-from

01 Feb 2020

to

31 Jan 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

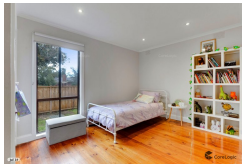
Date of sale

1 Koel Court Carrum Downs VIC 3201	\$538,000	08-Oct-20
29 Sandstone Circuit Carrum Downs VIC 3201	\$600,000	07-Feb-20
24 Hillview Drive Carrum Downs VIC 3201	\$545,000	28-Jul-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: 06 February 2021


1 Koel Court Carrum Downs VIC 3201
 3  1  2

Sold Price

\$538,000

Sold Date **08-Oct-20**

Distance

0.65km

29 Sandstone Circuit Carrum Downs VIC 3201
 3  1  2

Sold Price

\$600,000

Sold Date **07-Feb-20**

Distance

0.69km

24 Hillview Drive Carrum Downs VIC 3201
 3  1  2

Sold Price

\$545,000

Sold Date **28-Jul-20**

Distance

1.3km
RS = Recent sale

UN = Undisclosed Sale

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