

## 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

18 Greenshank Court Carrum Downs VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$538,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Dec 2018

to

30 Nov 2019

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 Odell Place Carrum Downs VIC 3201 | \$490,000 | 06-Aug-19 |
| 1 Tern Court Carrum Downs VIC 3201  | \$480,000 | 26-Nov-19 |
| 3 Rowan Court Carrum Downs VIC 3201 | \$480,000 | 12-Aug-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: 04 December 2019



**4 Odell Place Carrum Downs VIC 3201**

3 1 1

Sold Price **\$490,000** Sold Date **06-Aug-19**

Distance **0.74km**



**1 Tern Court Carrum Downs VIC 3201**

3 1 2

Sold Price <sup>RS</sup> **\$480,000** <sup>UN</sup> Sold Date **26-Nov-19**

Distance **0.83km**



**3 Rowan Court Carrum Downs VIC 3201**

3 1 2

Sold Price **\$480,000** Sold Date **12-Aug-19**

Distance **1.15km**

RS = Recent sale UN = Undisclosed Sale

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