

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
 Including suburb and
 postcode

45 Luscombe Avenue 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,000

*House

X

*Unit

Suburb

Carrum Downs

Period-from

01 Jul 2018

to

30 Jun 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

5 Sarah Place Carrum Downs VIC 3201	\$570,000	17-Jun-19
13 Laurel Crescent Carrum Downs VIC 3201	\$545,000	02-May-19
4 Webster Court Carrum Downs VIC 3201	\$550,000	11-Apr-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.~~

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5 Sarah Place Carrum Downs VIC 3201
 4  2  2

Sold Price

\$570,000

Sold Date

17-Jun-19

Distance

0.57km

13 Laurel Crescent Carrum Downs VIC 3201
 3  2  2

Sold Price

\$545,000

Sold Date

02-May-19

Distance

0.9km

4 Webster Court Carrum Downs VIC 3201
 4  2  2

Sold Price

\$550,000

Sold Date

11-Apr-19

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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