

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 42 Gamble Road, CARRUM DOWNS 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$480,000 - \$525,000**

### Median sale price

Median **house** for **CARRUM DOWNS** for period **Sep 2018 - Aug 2019**

Sourced from **pricefinder**.

**\$550,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**85 Gamble rd ,**  
Carrum Downs 3201

Price **\$542,000** Sold 20  
March 2019

**13 Greenslopes dr,**  
Carrum Downs 3101

Price **\$525,000** Sold 11 July  
2019

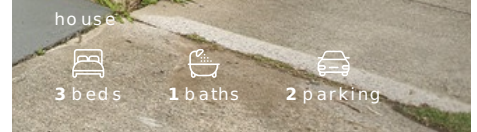
**2 St Agnes Crt,**  
Carrum Downs

Price **\$527,500** Sold 23  
August 2019

This Statement of Information was prepared on 11th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.



### Asset Property Sales and Management

404 Nepean Highway,  
Chelsea VIC 3196

### Contact agents



Justin Maher

03 9707 8700  
0411 311 722

[justin@assetpropertysales.com.au](mailto:justin@assetpropertysales.com.au)