

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

5 Sandstone Circuit 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,750

Property type

House

Suburb

Carrum Downs

Period-from

01 Oct 2018

to

30 Sep 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

15 Botany Drive Carrum Downs VIC 3201	\$525,000	01-Oct-19
5/13 Gonis Crescent Carrum Downs VIC 3201	\$508,334	02-Oct-19
5 Flora Lane Carrum Downs VIC 3201	\$505,000	11-Oct-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: 18 October 2019



15 Botany Drive Carrum Downs VIC 3201

Sold Price ^{RS} **\$525,000** ^{UN} Sold Date **01-Oct-19**

3 2 2

Distance **1.43km**

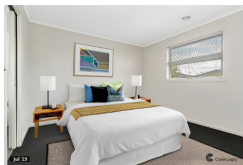


5/13 Gonis Crescent Carrum Downs VIC 3201

Sold Price ^{RS} **\$508,334** Sold Date **02-Oct-19**

3 2 2

Distance **1.31km**



5 Flora Lane Carrum Downs VIC 3201

Sold Price ^{RS} **\$505,000** Sold Date **11-Oct-19**

3 2 2

Distance **1.44km**

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

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