

## 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 Castlereagh Street 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Sep 2018

to

31 Aug 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

6 Jake Michael Grove Skye VIC 3977	\$620,000	02-Aug-19
26 Merriwee Chase Sandhurst VIC 3977	\$615,000	13-Apr-19
20 Grove Court Carrum Downs VIC 3201	\$630,000	13-Jun-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: 17 September 2019



**6 Jake Michael Grove Skye VIC 3977**

3  2  2 

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date **02-Aug-19**

Distance **0.81km**



**26 Merriwee Chase Sandhurst VIC 3977**

3  2  2 

Sold Price

**\$615,000**

Sold Date **13-Apr-19**

Distance **1.67km**



**20 Grove Court Carrum Downs VIC 3201**

3  2  2 

Sold Price

**\$630,000**

Sold Date **13-Jun-19**

Distance **1.82km**

20 Grove Court, Carrum Downs

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

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