

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

15 Cardiff 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

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Oct 2019

to

30 Sep 2020

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

3 Cardiff Circuit Carrum Downs VIC 3201	\$580,000	12-Oct-20
83 Broderick Road Carrum Downs VIC 3201	\$585,000	11-Nov-19
1/59 Brunnings Road Carrum Downs VIC 3201	\$570,000	28-Apr-20

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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3 Cardiff Circuit Carrum Downs VIC 3201

 3
  2
  2

Sold Price

^{RS} **\$580,000**

Sold Date

12-Oct-20

Distance

0.03km



83 Broderick Road Carrum Downs VIC 3201

 3
  2
  -

Sold Price

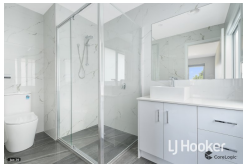
\$585,000

Sold Date

11-Nov-19

Distance

0.12km



1/59 Brunnings Road Carrum Downs VIC 3201

 4
  2
  2

Sold Price

\$570,000

Sold Date

28-Apr-20

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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