

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

2 Winter Lane 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

\$445,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2020

to

31 Dec 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

| | | |
|--|-----------|-----------|
| 34 Pinewood Drive Carrum Downs VIC 3201 | \$466,000 | 24-Jul-20 |
| 6 Oasis Court Carrum Downs VIC 3201 | \$460,000 | 04-Dec-20 |
| 19/35 Brunnings Road Carrum Downs VIC 3201 | \$462,050 | 08-Nov-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.~~

This Statement of Information was prepared on: 12 January 2021

Darren Dowel
 P 97810088
 M 0402 066 436
 E darren.dowel@Aquire.re



34 Pinewood Drive Carrum Downs VIC 3201

 2  1  1

Sold Price **\$466,000** Sold Date **24-Jul-20**

Distance **1.08km**



6 Oasis Court Carrum Downs VIC 3201

 2  2  1

Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **04-Dec-20**

Distance **1.14km**



19/35 Brunnings Road Carrum Downs VIC 3201

 2  1  2

Sold Price **\$462,050** Sold Date **08-Nov-20**

Distance **1.16km**

RS = Recent sale UN = Undisclosed Sale

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