

## 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

7 Moorhen Crescent 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

\$429,000

&

\$459,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jul 2019

to

30 Jun 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

4 Derby Court Carrum Downs VIC 3201	\$510,000	06-Mar-20
11 Tania Court Carrum Downs VIC 3201	\$515,000	02-Jun-20
2 Prasino Court Carrum Downs VIC 3201	\$480,000	14-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.~~

This Statement of Information was prepared on: 21 July 2020



**4 Derby Court Carrum Downs VIC 3201**

Sold Price **\$510,000** Sold Date **06-Mar-20**

3 1 2

Distance **1.32km**



**11 Tania Court Carrum Downs VIC 3201**

Sold Price **\$515,000** Sold Date **02-Jun-20**

3 1 3

Distance **1.84km**



**2 Prasino Court Carrum Downs VIC 3201**

Sold Price **\$480,000** Sold Date **14-Apr-20**

3 1 1

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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