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	20/32 LATS AVENUE 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	$565,000	&	$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$536,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Mar 2021	to	28 Feb 2022	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
3/16 BRADFORD DRIVE CARRUM DOWNS VIC 3201	$620,000	20-Jan-22
3/13 GONIS CRESCENT CARRUM DOWNS VIC 3201	$625,000	21-Dec-21
1/144 CADLES ROAD CARRUM DOWNS VIC 3201	$655,000	16-Dec-21

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 March 2022

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3/16 BRADFORD DRIVE CARRUM DOWNS VIC 3201

4 2 2

Sold Price **RS $620,000** Sold Date **20-Jan-22**

Distance **-**



3/13 GONIS CRESCENT CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$625,000** Sold Date **21-Dec-21**

Distance **-**



1/144 CADLES ROAD CARRUM DOWNS VIC 3201

3 2 1

Sold Price **$655,000** Sold Date **16-Dec-21**

Distance **-**

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

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