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	8 Earlwood Court 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	$799,000	&	$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$662,500	Property type	House	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
2 Nike Court Carrum Downs VIC 3201	$800,000	22-Feb-22
81 Luscombe Avenue Carrum Downs VIC 3201	$830,000	24-Jan-22
15 Carrum Bella Drive Carrum Downs VIC 3201	$807,500	07-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: 01 March 2022

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2 Nike Court Carrum Downs VIC 3201

3 2 2

Sold Price RS $800,000 Sold Date 22-Feb-22

Distance 2.24km



81 Luscombe Avenue Carrum Downs VIC 3201

3 2 3

Sold Price RS $830,000 Sold Date 24-Jan-22

Distance 1.13km



15 Carrum Bella Drive Carrum Downs VIC 3201

3 2 4

Sold Price $807,500 Sold Date 07-Dec-21

Distance 2.76km

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

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