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 Jacana Drive 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	$530,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$561,500	Property type	House	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
1 Koel Court Carrum Downs VIC 3201	$538,000	08-Oct-20
19 Paddington Avenue Carrum Downs VIC 3201	$535,000	03-Aug-20
150 Lyrebird Drive Carrum Downs VIC 3201	$585,000	10-Oct-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: 14 January 2021

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1 Koel Court Carrum Downs VIC 3201

3 1 2

Sold Price **$538,000** Sold Date **08-Oct-20**

Distance **0.35km**



19 Paddington Avenue Carrum Downs VIC 3201

3 1 2

Sold Price **$535,000** Sold Date **03-Aug-20**

Distance **0.69km**



150 Lyrebird Drive Carrum Downs VIC 3201

3 1 2

Sold Price **$585,000** Sold Date **10-Oct-20**

Distance **0.99km**

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

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