Michelle Stephens
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	29 Lansell 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	$550,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	*House	X	~~*Unit~~		Suburb	Carrum Downs
Period-from	01 Aug 2018	to	31 Jul 2019			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
90 Lyrebird Drive Carrum Downs VIC 3201	$560,000	01-May-19
3 Gamble Road Carrum Downs VIC 3201	$523,000	01-Apr-19
12 Exford Court Carrum Downs VIC 3201	$550,000	09-May-19

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: 20 August 2019

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90 Lyrebird Drive Carrum Downs VIC 3201

3 2 2

Sold Price **$560,000** Sold Date **01-May-19**

Distance **0.19km**



3 Gamble Road Carrum Downs VIC 3201

3 2 2

Sold Price **$523,000** Sold Date **01-Apr-19**

Distance **0.47km**



12 Exford Court Carrum Downs VIC 3201

3 2 2

Sold Price RS **$550,000** Sold Date **09-May-19**

Distance **0.7km**

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

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