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	1 Sanctuary 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	$560,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$565,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Feb 2020	to	31 Jan 2021	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
15 Cardiff Circuit Carrum Downs VIC 3201	$576,000	16-Dec-20
15 Sunflower Circuit Carrum Downs VIC 3201	$542,500	31-Jul-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: 11 February 2021

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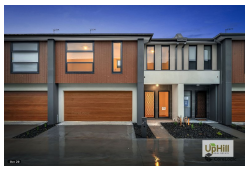

15 Cardiff Circuit Carrum Downs VIC 3201

3 2 2

Sold Price **$576,000** Sold Date **16-Dec-20**

Distance **0.71km**



15 Sunflower Circuit Carrum Downs VIC 3201

3 2 2

Sold Price **$542,500** Sold Date **31-Jul-20**

Distance **0.99km**

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

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