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 Alluvian Way 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$545,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Jul 2019	to	30 Jun 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
4 Alluvian Way Carrum Downs VIC 3201	$600,000	25-May-20
47 Spencer Drive Carrum Downs VIC 3201	$621,000	19-Feb-20
19 Wotan Way Sandhurst VIC 3977	$601,000	31-May-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: 07 July 2020

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4 Alluvian Way Carrum Downs VIC 3201

4 2 2

Sold Price RS **$600,000** Sold Date **25-May-20**

Distance **0.03km**



47 Spencer Drive Carrum Downs VIC 3201

3 2 2

Sold Price **$621,000** Sold Date **19-Feb-20**

Distance **0.2km**



19 Wotan Way Sandhurst VIC 3977

3 2 2

Sold Price **$601,000** Sold Date **31-May-20**

Distance **0.73km**

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

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