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	3/27 Grnja 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	$390,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$561,500	Property type	Other	Suburb	Carrum Downs
Period-from	01 Dec 2019	to	30 Nov 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
7/151 Hall Road Carrum Downs VIC 3201	$391,000	07-Jul-20
1/23 Grnja Way Carrum Downs VIC 3201	$395,000	17-Sep-19
5/151 Hall Road Carrum Downs VIC 3201	$420,000	28-Dec-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: 21 December 2020

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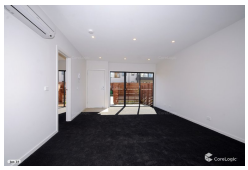
7/151 Hall Road Carrum Downs VIC 3201

2 2 1

Sold Price **$391,000** Sold Date **07-Jul-20**

Distance **0.21km**

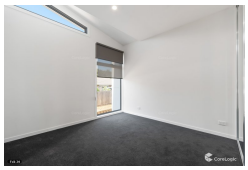


1/23 Grnja Way Carrum Downs VIC 3201

2 2 1

Sold Price **$395,000** Sold Date **17-Sep-19**

Distance **-**



5/151 Hall Road Carrum Downs VIC 3201

2 2 1

Sold Price **$420,000** Sold Date **28-Dec-19**

Distance **0.22km**

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

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