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	4 Drake 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	$615,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$492,500	Property type	Land	Suburb	Carrum Downs
Period-from	01 May 2020	to	30 Apr 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
8 Drake Court Carrum Downs VIC 3201	$659,000	29-Apr-21
1B Wildcroft Court Carrum Downs VIC 3201	$600,000	12-Jan-21

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: 17 May 2021

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8 Drake Court Carrum Downs VIC 3201

3 2 2

Sold Price RS **$659,000** Sold Date **29-Apr-21**

Distance **0.06km**



1B Wildcroft Court Carrum Downs VIC 3201

3 2 -

Sold Price **$600,000** Sold Date **12-Jan-21**

Distance **0.23km**

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

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