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 Greenshank 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~~		or range between	$735,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Jul 2020	to	30 Jun 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
2 Boston Avenue Seaford VIC 3198	$760,000	07-Mar-21
45 Robin Drive Carrum Downs VIC 3201	$750,000	29-Jun-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: 07 July 2021

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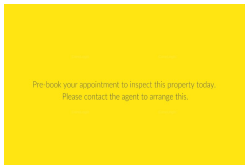
2 Boston Avenue Seaford VIC 3198 Sold Price **$760,000** Sold Date **07-Mar-21**

4 2 2 Distance **1.65km**



45 Robin Drive Carrum Downs VIC 3201 Sold Price RS **$750,000** UN Sold Date **29-Jun-21**

4 2 2 Distance **1.82km**

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

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