

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

2 Jericho 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Apr 2019

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 13/20 Carrum Woods Drive Carrum Downs VIC 3201 | \$425,000 | 12-Feb-20 |
| 18/25 Lats Avenue Carrum Downs VIC 3201 | \$370,000 | 25-Jan-20 |
| 22/79 Greenwood Drive Carrum Downs VIC 3201 | \$425,000 | 31-Mar-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: 03 April 2020



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13/20 Carrum Woods Drive Carrum Downs VIC 3201

Sold Price

^{RS}

\$425,000

Sold Date

12-Feb-20

2 1 1

Distance

1.4km



18/25 Lats Avenue Carrum Downs VIC 3201

Sold Price

\$370,000

Sold Date

25-Jan-20

2 1 1

Distance

1.54km



22/79 Greenwood Drive Carrum Downs VIC 3201

Sold Price

^{RS}

\$425,000

Sold Date

31-Mar-20

2 1 2

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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