

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 Sophia 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

\$540,000

&

\$570,000

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

169 Ballarto Road Carrum Downs VIC 3201	\$553,000	20-Jun-20
5 Janette Court Carrum Downs VIC 3201	\$575,000	22-Jun-20
24 Whipbird Drive Carrum Downs VIC 3201	\$545,000	27-Jun-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: 30 July 2020



169 Ballarto Road Carrum Downs VIC 3201

 3  1  2

Sold Price

^{RS}

\$553,000

Sold Date

20-Jun-20

Distance

1.26km



5 Janette Court Carrum Downs VIC 3201

 3  1  2

Sold Price

^{RS}

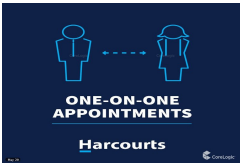
\$575,000

Sold Date

22-Jun-20

Distance

2.38km



24 Whipbird Drive Carrum Downs VIC 3201

 3  1  2

Sold Price

^{RS}

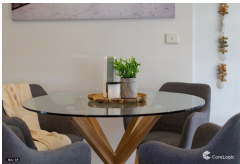
\$545,000

Sold Date

27-Jun-20

Distance

1.14km



3 Marisa Court Carrum Downs VIC 3201

 3  1  2

Sold Price

\$520,000

Sold Date

12-Oct-19

Distance

0.16km



2 Marcella Place Carrum Downs VIC 3201

 3  1  2

Sold Price

\$467,500

Sold Date

11-Dec-19

Distance

0.17km



11 Tania Court Carrum Downs VIC 3201

 3  1  2

Sold Price

\$515,000

Sold Date

02-Jun-20

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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30 Allied Drive Carrum Downs VIC 3201

Sold Price

\$535,000

Sold Date

30-Oct-19

 3

 1

 2

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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