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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

25 Paras Drive Carrum Downs VIC 3201

4 2 -

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$499,990

Median Sale Price

\$550,000 Houses in Carrum downs between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

Comparable Property Sales

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.



309 Ballarto Road Carrum Downs VIC 3201

5 3 1

Sold Price **\$538,000** Sold Date **25-May-19**

Distance **0.3km**

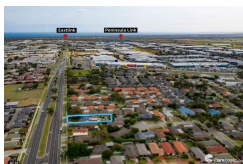


5 Fantail Court Carrum Downs VIC 3201

4 2 2

Sold Price **\$469,864** Sold Date **17-Aug-19**

Distance **1.62km**



29 Hall Road Carrum Downs VIC 3201

4 1 2

Sold Price **\$560,000** Sold Date **29-Jul-19**

Distance **1.97km**

RS = Recent sale UN = Undisclosed Sale

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