

# 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 5/1 Sutton Crescent, Carrum Downs, VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$555,000

### Median sale price

Median price \$560,000 Property Type Townhouse Suburb Carrum Downs (3201)

Period - From 01/06/2020 to 29/09/2020 Source REA

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
22 BATEMAN COURT, CARRUM DOWNS VIC 3201	\$560,000	30/04/2020
10 FLORA LANE, CARRUM DOWNS VIC 3201	\$520,000	20/02/2020
17/130 CADLES ROAD, CARRUM DOWNS VIC 3201	\$561,000	11/01/2020

This Statement of Information was prepared on: 27/10/2020