

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 4/1 Sutton Crescent, Carrum Downs, VIC 3201

Indicative selling price

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

Single Price \$550,000

Median sale price

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

Period - From 01/06/2020 to 30/09/2020 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
17/130 CADLES ROAD, CARRUM DOWNS VIC 3201	\$561,000	11/01/2020
22 BATEMAN COURT, CARRUM DOWNS VIC 3201	\$560,000	30/04/2020
10 FLORA LANE, CARRUM DOWNS VIC 3201	\$520,000	20/02/2020

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