

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 11 Greenslopes Drive, Carrum Downs, VIC 3201

Indicative selling price

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

Price Range

\$590,000

&

\$645,000

Median sale price

Median price

\$571,250

Property Type

House

Suburb

Carrum Downs (3201)

Period - From

01/02/2020

to

31/01/2021

Source

Corelogic

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
29 TYNTYNDER DRIVE, CARRUM DOWNS VIC 3201	\$600,000	19/10/2020
42 TATTLER STREET, CARRUM DOWNS VIC 3201	\$621,000	06/02/2021
5 MARSHALL CLOSE, CARRUM DOWNS VIC 3201	\$607,500	12/01/2021

This Statement of Information was prepared on: 23/02/2021