

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 HEATHERLEIGH COURT, CARRUM

 4  2  2

Indicative Selling Price

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

Price Range: **\$570,000 to \$620,000**

MEDIAN SALE PRICE



CARRUM DOWNS, VIC, 3201

Suburb Median Sale Price (House)

\$495,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



26 REDGUM AVE, CARRUM DOWNS, VIC 3201

 4  2  2

Sale Price

\$587,000

Sale Date: 13/07/2017

Distance from Property: 1.3km



24 CLIFTON PARK DR, CARRUM DOWNS, VIC

 4  2  2

Sale Price

\$600,000

Sale Date: 04/07/2017

Distance from Property: 2.2km



40 SZER WAY, CARRUM DOWNS, VIC 3201

 4  2  2

Sale Price

\$610,000

Sale Date: 04/03/2017

Distance from Property: 890m



This report has been compiled on 27/11/2017 by Keen Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 HEATHERLEIGH COURT, CARRUM DOWNS, VIC 3201

Indicative selling price

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Price Range:

\$570,000 to \$620,000

Median sale price

Median price

\$495,000

House

X

Unit


Suburb

CARRUM DOWNS

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
26 REDGUM AVE, CARRUM DOWNS, VIC 3201	\$587,000	13/07/2017
24 CLIFTON PARK DR, CARRUM DOWNS, VIC 3201	\$600,000	04/07/2017
40 SZER WAY, CARRUM DOWNS, VIC 3201	\$610,000	04/03/2017