

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 STEPHANIE COURT, CARRUM DOWNS,  **5**  **2**  **2**

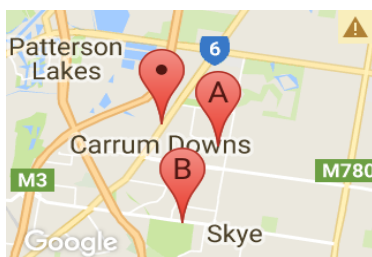
Indicative Selling Price

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

Price Range: **\$580,000 to \$620,000**

Provided by: Jeffrey Dixon, L J Hooker Carrum Downs

MEDIAN SALE PRICE



CARRUM DOWNS, VIC, 3201

Suburb Median Sale Price (House)

\$542,500

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



16 CLANCY CRES, CARRUM DOWNS, VIC 3201  **4**  **2**  **2**

Sale Price

\$600,000

Sale Date: 27/11/2017

Distance from Property: 1.6km



5 FLORA PARK WAY, CARRUM DOWNS, VIC  **4**  **2**  **2**

Sale Price

\$626,500

Sale Date: 11/09/2017

Distance from Property: 2.9km



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 STEPHANIE COURT, CARRUM DOWNS, VIC 3201

Indicative selling price

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Price Range:

\$580,000 to \$620,000

Median sale price

Median price

\$542,500

House

X

Unit

Suburb

CARRUM DOWNS

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
16 CLANCY CRES, CARRUM DOWNS, VIC 3201	\$600,000	27/11/2017
5 FLORA PARK WAY, CARRUM DOWNS, VIC 3201	\$626,500	11/09/2017