

## 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 Lucia Court 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$585,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

9 St Agnes Court Carrum Downs VIC 3201	\$606,000	26-Apr-21
38 Gamble Road Carrum Downs VIC 3201	\$595,000	01-Mar-21
46 Sandfield Drive Carrum Downs VIC 3201	\$613,000	29-Mar-21

OR

**B\*** ~~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 6 months.~~

This Statement of Information was prepared on: 14 June 2021


**9 St Agnes Court Carrum Downs VIC 3201**
 3  1  2

Sold Price

**\$606,000**

Sold Date

**26-Apr-21**

Distance

**0.22km**

**38 Gamble Road Carrum Downs VIC 3201**
 3  1  2

Sold Price

**\$595,000**

Sold Date

**01-Mar-21**

Distance

**0.33km**

**46 Sandfield Drive Carrum Downs VIC 3201**
 3  -  2

Sold Price

**\$613,000**

Sold Date

**29-Mar-21**

Distance

**0.34km**

**71 Allied Drive Carrum Downs VIC 3201**
 3  1  1

Sold Price

**\$517,000**

Sold Date

**11-Jan-21**

Distance

**0.1km**

**5 Newbury Court Carrum Downs VIC 3201**
 3  1  1

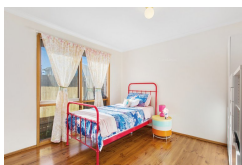
Sold Price

**\$530,000**

Sold Date

**17-Dec-20**

Distance

**0.22km**

**5 Prasino Court Carrum Downs VIC 3201**
 4  2  2

Sold Price

<sup>RS</sup> **\$695,000** <sup>UN</sup>

Sold Date

**19-Mar-21**

Distance

**0.43km**

RS = Recent sale

UN = Undisclosed Sale

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