

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

14 Sutton Cres. Carrum Downs 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		
Lot 1. 3br. 2 storey townhouse	\$525,000.00		
Lot 2. 3br. Single storey townhouse	\$535,000.00		
Lot 3. 3br. Single storey townhouse	\$535,000.00		
Lot 4. 3br. 2 storey townhouse	\$515,000.00		
Lot 5. 3br. 2 storey townhouse	\$509,950.00		
Lot 6. 3br. 2 storey townhouse	\$510,000.00		
Lot 7. 3br.2 storey townhouse	\$510,000.00		
Lot 8. 3br.2 storey townhouse	\$510,000.00		
Lot 9. 3br.2 storey townhouse	\$510,000.00		
Lot 10.3br.2 storey townhouse	\$515,000.00		

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1 & 2 Storey, 3 br. Townhouses.	2/51 McCormicks Rd Carrum Downs. Vic .3201	\$525,000.00	03.08.19
	14/11 Brunnings Rd. Carrum Downs. Vic.3201	\$505,000.00	12.04.19
	4/4 Herbert Rd. Carrum Downs. Vic 3201	\$473,000.00	04.04.19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
As Above	1 As Above	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
As Above	1 As Above	\$	
	2	\$	
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E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
As Above	1 As Above	\$	
	2	\$	
	3	\$	

OR

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

This Statement of Information was prepared on:

28.09.19