STATEMENT OF INFORMATION



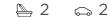


M 0490815563 E derek.hermann@upside.com.au Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

24 Trafford Road Carrum Downs VIC 3201





Indicative Selling Price

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

Range between \$630,000 & \$670,000

Median Sale Price

\$575,000 Houses in Carrum downs between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



14 Trafford Road Carrum Downs VIC 3201

♣ 2 **=** 4

Sold Price

\$687,500

Sold Date 17-Sep-18

Distance 0.12km



48 Clifton Park Drive Carrum Downs VIC 3201

= 4

Sold Price

\$645,000

Sold Date 21-Aug-18

Distance

0.19km



3 Tucker Boulevard Carrum Downs Sold Price VIC 3201

\$655,000

Sold Date 08-Oct-18

4

₽ 2

0.94km Distance

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