

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Clancy Crescent, CARRUM DOWNS 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$620,000 -  
\$680,000**

### Median sale price

Median **House** for **CARRUM DOWNS** for period **Mar 2017 - Aug 2017**  
Sourced from **REIV**.

**\$516,000**

### 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 the most comparable to the property for sale.

**66 Lyrebird Drive ,** Carrum Downs 3201      Price **\$550,000** Sold 06 March 2017

**7 Gumtree Court,** Carrum Downs 3201      Price **\$515,000** Sold 09 April 2017

**11 Falcon Court,** Carrum Downs 3201      Price **\$570,000** Sold 10 June 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House



3 beds



2 baths



2 parking

### Contact agents

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**Ray White Carrum Downs**

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