



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 118 Carrum Woods Drive, CARRUM DOWNS 3201

House

3 beds

2 baths

2 parking

### Indicative selling price

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

**Range from \$540,000 -  
\$580,000**

### Median sale price

Median **House** for **CARRUM DOWNS** for period **Aug 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.

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

**6 Boronia Court,** Carrum Downs 3201 Price **\$533,000** Sold 12 July 2017

**11 Wattlewoods Place ,** Carrum Downs 3201 Price **\$580,000** Sold 24 July 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.

### Contact agents

 **Joanne Golias**  
Ray White

0413 804 899  
[joanne.golias@raywhite.com](mailto:joanne.golias@raywhite.com)



### Ray White Carrum Downs

Shop 49/100 Hall Road,  
Carrum Downs VIC 3201