

15 Bushlark Drive, Carrum Downs Vic 3201

hockingstuart

Aaron Froling
03 9781 3366
0410 566 618
afroling@hockingstuart.com.au



 3  2  2

Rooms:
Property Type: House (Res)
Land Size: 441 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median House Price
June quarter 2017: \$525,000

Comparable Properties



24 Clifton Park Dr CARRUM DOWNS 3201 (VG) **Agent Comments**

 4  -  -

Price: \$600,000
Method: Sale
Date: 04/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 500 sqm approx



11 Wattlewoods PI CARRUM DOWNS 3201 (REI) **Agent Comments**

 3  2  2

Price: \$580,000
Method: Private Sale
Date: 24/07/2017
Rooms: -
Property Type: House **LAND SIZE APPROX 375M2**



6 Marshall CI CARRUM DOWNS 3201 (REI/VG) **Agent Comments**

 3  2  2

Price: \$577,500
Method: Private Sale
Date: 19/04/2017
Rooms: -
Property Type: House
LAND SIZE: APPROX 476M2

Account - hockingstuart | P: 03 5995 1888 | F: 03 5995 3133

Generated: 14/09/2017 15:15



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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	15 Bushlark Drive, Carrum Downs Vic 3201
---	--

Indicative selling price

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

Range between	\$550,000	&	\$605,000
---------------	-----------	---	-----------

Median sale price

Median price	\$525,000	House	X	Unit		Suburb	Carrum Downs
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

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 six 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
1	24 Clifton Park Dr CARRUM DOWNS 3201	\$600,000	04/07/2017
2	11 Wattlewoods PI CARRUM DOWNS 3201	\$580,000	24/07/2017
3	6 Marshall CI CARRUM DOWNS 3201	\$577,500	19/04/2017

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 six months.