

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 97 Lyrebird Drive, Carrum Downs Vic 3201

Indicative selling price

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

Range between \$580,000 & \$638,000

Median sale price

Median price \$684,000 Property Type House Suburb Carrum Downs

Period - From 01/10/2022 to 30/09/2023 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	27 Carrington Cr CARRUM DOWNS 3201	\$620,000	02/10/2023
2	7 Goldfinch Ct CARRUM DOWNS 3201	\$605,500	19/09/2023
3	43 Ti Tree Cr SEAFORD 3198	\$580,000	16/09/2023

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.~~

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Property Type: House (Previously Occupied - Detached)
Land Size: 683 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$638,000
Median House Price
Year ending September 2023: \$684,000

Comparable Properties



27 Carrington Cr CARRUM DOWNS 3201 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 02/10/2023
Property Type: House
Land Size: 686 sqm approx



7 Goldfinch Ct CARRUM DOWNS 3201 (REI/VG)

Agent Comments



Price: \$605,500
Method: Private Sale
Date: 19/09/2023
Property Type: House
Land Size: 655 sqm approx



43 Ti Tree Cr SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$580,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 530 sqm approx

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