



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 11 Royston Court, 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 \$570,000 - \$610,000**

### Median sale price

Median **House** for **CARRUM DOWNS** for period **Oct 2017 - Dec 2017**  
Sourced from **REIV**.

**\$583,000**

### 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.

**37 HILLVIEW DRIVE,**  
CARRUM DOWNS 3201

Price **\$610,000** Sold 29  
November 2017

**18 FLORA PARKWAY,**  
CARRUM DOWNS 3201

Price **\$625,000** Sold 18  
November 2017

**35 PARDALOT E AVE,**  
CARRUM DOWNS 3201

Price **\$638,000** Sold 28  
October 2017

### Additional Information

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.

### Asset Property Sales and Management

404 Nepean Highway,  
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### Contact agents

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