

# 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 107 LYREBIRD DRIVE, CARRUM DOWNS, VICTORIA 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

or range between \$700,000 & \$760,000

### Median sale price

Median price \$690,000 Property type HOUSE Suburb CARRUM DOWNS, VIC. 3337  
Period - From 01 Feb 2023 to 31 Jan 2024 Source Corelogic

### Comparable property sales

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. 10 LEWIN STREET, CARRUM DOWNS, VIC. 3201	\$715,000	8/11/2023
2. 175 HALL ROAD, CARRUM DOWNS, VIC. 3201	\$751,500	25/01/2024
3. 3a CLIFTON GROVE, CARRUM DOWNS, VIC. 3201	\$745,000	9/12/2023

This Statement of Information was prepared on: 22<sup>nd</sup> February 2024