

## 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

8 ELLA PAIGE PLACE CARRUM DOWNS VIC 3201

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### 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 6 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 40 SPENCER DRIVE CARRUM DOWNS VIC 3201       | \$750,000 | 16-Jun-22 |
| 28 VICTORY WAY CARRUM DOWNS VIC 3201         | \$775,000 | 09-Jun-22 |
| 24 CARRINGTON CRESCENT CARRUM DOWNS VIC 3201 | \$760,000 | 14-Apr-22 |

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 6 months.~~

This Statement of Information was prepared on: 05 October 2022


**40 SPENCER DRIVE CARRUM  
DOWNS VIC 3201**

 4
  2
  3

Sold Price **\$750,000** Sold Date **16-Jun-22**

Distance **0.68km**


**28 VICTORY WAY CARRUM  
DOWNS VIC 3201**

 3
  2
  2

Sold Price **\$775,000** Sold Date **09-Jun-22**

Distance **0.79km**


**24 CARRINGTON CRESCENT  
CARRUM DOWNS VIC 3201**

 3
  2
  4

Sold Price **\$760,000** Sold Date **14-Apr-22**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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