

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 12 Cockatoo Drive Carrum Downs VIC 3201

Indicative selling price

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

Single price or range between \$680,000 & \$720,000

Median sale price

Median price \$700,000 Property type House Suburb Carrum Downs

Period - From Jan 2024 to Dec 2024 Source PropTrack Australia

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 21 Cicada Court Carrum Downs	\$752,000	10/07/2024
2 11 Falcon Court Carrum Downs	\$746,000	26/10/2024
3 24 Oberon Drive Carrum Downs	\$705,000	06/07/2024

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.

This Statement of Information was prepared on: 06/01/2025