

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

1 TERN COURT 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,713

Property type

House

Suburb

Carrum Downs

Period-from

01 Aug 2021

to

31 Jul 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

6 DORCHESTER CRESCENT CARRUM DOWNS VIC 3201	\$638,000	16-Jun-22
29 WOODVALE DRIVE CARRUM DOWNS VIC 3201	\$660,000	21-Jul-22
34 BALMAIN DRIVE CARRUM DOWNS VIC 3201	\$700,000	31-May-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: 31 August 2022



6 DORCHESTER CRESCENT CARRUM DOWNS VIC 3201

 3  1  2

Sold Price **\$638,000** Sold Date **16-Jun-22**

Distance **1.52km**



29 WOODVALE DRIVE CARRUM DOWNS VIC 3201

 3  1  2

Sold Price ^{RS} **\$660,000** Sold Date **21-Jul-22**

Distance **1.8km**



34 BALMAIN DRIVE CARRUM DOWNS VIC 3201

 3  1  2

Sold Price ^{RS} **\$700,000** Sold Date **31-May-22**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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