## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address Including suburb and postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$740,000 \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$740,000	&	\$810,000
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### Median sale price

Median price	\$710,500	Pro	perty Type	House		Suburb	Carrum Downs
Period - From	20/02/2024	to	19/02/2025		Source	Property	/ Data

# 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

Add	dress of comparable property	Price	Date of sale
1	26 Brumbys Rd CARRUM DOWNS 3201	\$790,000	24/01/2025
2	5 Oriole Ct CARRUM DOWNS 3201	\$750,000	18/12/2024
3	47 Chardonnay Dr SKYE 3977	\$800,000	05/12/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/02/2025 15:11









**Property Type:** House **Land Size:** 533 sqm approx Agent Comments

Indicative Selling Price \$740,000 - \$810,000 Median House Price 20/02/2024 - 19/02/2025: \$710,500

# Comparable Properties



26 Brumbys Rd CARRUM DOWNS 3201 (REI)

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**a** (**a** 

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**Agent Comments** 

Price: \$790,000 Method: Private Sale Date: 24/01/2025 Property Type: House



5 Oriole Ct CARRUM DOWNS 3201 (REI)

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**Agent Comments** 

Price: \$750,000 Method: Private Sale Date: 18/12/2024 Property Type: House Land Size: 651 sqm approx



47 Chardonnay Dr SKYE 3977 (REI/VG)

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Price: \$800,000 Method: Private Sale Date: 05/12/2024



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Agent Comments

Property Type: House Land Size: 564 sqm approx

Account - Barry Plant | P: 03 9803 0400





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