

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

24 PADDINGTON AVENUE 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

House

Suburb

Carrum Downs

Period-from

01 Oct 2023

to

30 Sep 2024

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 WHIMBREL CRESCENT CARRUM DOWNS VIC 3201

\$790,000

16-May-24

111 LYREBIRD DRIVE CARRUM DOWNS VIC 3201

\$787,500

01-Jun-24

241 BALLARTO ROAD CARRUM DOWNS VIC 3201

\$785,000

29-Jun-24

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: 16 October 2024

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**40 WHIMBREL CRESCENT
CARRUM DOWNS VIC 3201**

4 2 2

Sold Price ^{RS} **\$790,000** Sold Date **16-May-24**

Distance **0.14km**



**111 LYREBIRD DRIVE CARRUM
DOWNS VIC 3201**

4 2 2

Sold Price **\$787,500** Sold Date **01-Jun-24**

Distance **0.92km**



**241 BALLARTO ROAD CARRUM
DOWNS VIC 3201**

4 2 2

Sold Price **\$785,000** Sold Date **29-Jun-24**

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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