

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

5 SHERBOURNE 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

\$670,000

&

\$719,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,800

Property type

House

Suburb

Carrum Downs

Period-from

01 Aug 2022

to

31 Jul 2023

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

1 MOODIE COURT CARRUM DOWNS VIC 3201	\$725,000	22-Mar-23
59 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201	\$700,000	30-Mar-23
27 MYHAVEN CIRCUIT CARRUM DOWNS VIC 3201	\$695,000	28-Feb-23

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: 18 August 2023

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**1 MOODIE COURT CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price **\$725,000** Sold Date **22-Mar-23**

Distance **0.15km**



**59 CARRUM WOODS DRIVE
CARRUM DOWNS VIC 3201**

3 2 2

Sold Price **\$700,000** Sold Date **30-Mar-23**

Distance **0.54km**



**27 MYHAVEN CIRCUIT CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price **\$695,000** Sold Date **28-Feb-23**

Distance **0.4km**

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

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