

# 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

14 Shearwater Drive, Carrum Downs Vic 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$725,000

### Median sale price

Median price \$690,000 Property Type House Suburb Carrum Downs

Period - From 15/05/2023 to 14/05/2024 Source REIV

### 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	6 Cicada Ct CARRUM DOWNS 3201	\$725,000	26/02/2024
2	24 Shearwater Dr CARRUM DOWNS 3201	\$720,000	23/11/2023
3	27 Laurel Cr CARRUM DOWNS 3201	\$715,000	16/02/2024

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:

15/05/2024 16:26



 4    1    2

**Property Type:** House  
**Land Size:** 651 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$660,000 - \$725,000  
**Median House Price**  
15/05/2023 - 14/05/2024: \$690,000

## Comparable Properties



**6 Cicada Ct CARRUM DOWNS 3201 (REI/VG)** **Agent Comments**

 4    2    4

**Price:** \$725,000  
**Method:** Sold Before Auction  
**Date:** 26/02/2024  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx



**24 Shearwater Dr CARRUM DOWNS 3201 (VG)** **Agent Comments**

 3    -    -

**Price:** \$720,000  
**Method:** Sale  
**Date:** 23/11/2023  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



**27 Laurel Cr CARRUM DOWNS 3201 (REI/VG)** **Agent Comments**

 3    2    4

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 16/02/2024  
**Property Type:** House  
**Land Size:** 622 sqm approx

**Account - Barry Plant | P: 03 9803 0400**