

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

7 SALTRAM 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Oct 2022

to

30 Sep 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

7 ROWELLYN AVENUE CARRUM DOWNS VIC 3201	\$705,000	01-May-23
20 CARRINGTON CRESCENT CARRUM DOWNS VIC 3201	\$700,000	05-Sep-23
47 SANDFIELD DRIVE CARRUM DOWNS VIC 3201	\$705,000	19-Aug-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: 20 October 2023



**7 ROWELLYN AVENUE CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price ^{RS} **\$705,000** Sold Date **01-May-23**

Distance **0.06km**



**20 CARRINGTON CRESCENT
CARRUM DOWNS VIC 3201**

 3  2  2

Sold Price ^{RS} **\$700,000** Sold Date **05-Sep-23**

Distance **0.28km**



**47 SANDFIELD DRIVE CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price ^{RS} **\$705,000** Sold Date **19-Aug-23**

Distance **0.53km**

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

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