

## 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

18 DAISY WAY CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,250

Property type

House

Suburb

Carrum Downs

Period-from

01 May 2022

to

30 Apr 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 33 JUMBUCK CIRCUIT CARRUM DOWNS VIC 3201 | \$680,000 | 09-May-23 |
| 3 STRATHEARN COURT CARRUM DOWNS VIC 3201 | \$715,000 | 21-Dec-22 |
| 11 DINA RETREAT CARRUM DOWNS VIC 3201    | \$710,000 | 30-Mar-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: 31 May 2023



### 33 JUMBUCK CIRCUIT CARRUM DOWNS VIC 3201

 4  
  3  
  2

Sold Price

<sup>RS</sup> **\$680,000** Sold Date **09-May-23**

Distance **0.73km**



### 3 STRATHEARN COURT CARRUM DOWNS VIC 3201

 4  
  2  
  2

Sold Price

**\$715,000** Sold Date **21-Dec-22**

Distance **1.03km**



### 11 DINA RETREAT CARRUM DOWNS VIC 3201

 3  
  2  
  2

Sold Price

<sup>RS</sup> **\$710,000** Sold Date **30-Mar-23**

Distance **1.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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