

## 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

9 Warbler Court 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$633,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Dec 2020

to

30 Nov 2021

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 30 Paddington Avenue Carrum Downs VIC 3201 | \$720,426 | 30-Jul-21 |
| 6 Sue Place Carrum Downs VIC 3201          | \$731,000 | 11-Sep-21 |
| 3 Grebe Court Carrum Downs VIC 3201        | \$750,000 | 01-Oct-21 |

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: 06 December 2021


**30 Paddington Avenue Carrum Downs VIC 3201**
 3  2  2

Sold Price

**\$720,426**

Sold Date

**30-Jul-21**

Distance

**0.77km**

**6 Sue Place Carrum Downs VIC 3201**
 3  2  2

Sold Price

**\$731,000**

Sold Date

**11-Sep-21**

Distance

**0.25km**

**3 Grebe Court Carrum Downs VIC 3201**
 3  2  2

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**01-Oct-21**

Distance

**0.4km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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