

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address - Suburb and Postcode

4 WINEGLASS WALK, CARRUM DOWNS 3201

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

\$525,000

&

\$565,000

Median Price

\$580,000

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### Comparable property sales

These are the 4 properties sold within 2 kilometers 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.



**3/74 HALL ROAD  
CARRUM DOWNS 3201**

 2  2  1

Sold Price

\$527,500

Sold Date

11-Jul-24

Distance

0.9km



**10 SANCTUARY DRIVE  
CARRUM DOWNS 3201**

 2  2  1

Sold Price

\$530,000

Sold Date

23-Jul-24

Distance

0.78km



**3/5 BAWDEN STREET  
CARRUM DOWNS 3201**

 2  1  1

Sold Price

\$555,000

Sold Date

04-Sep-24

Distance

1.4km



**14 SANCTUARY DRIVE  
CARRUM DOWNS 3201**

 2  2  1

Sold Price

\$560,000

Sold Date

13-Nov-24

Distance

0.78km