

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

3/27 GRNJA WAY 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jul 2021

to

30 Jun 2022

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 NADA WAY CARRUM DOWNS VIC 3201	\$480,000	23-Mar-22
212 SPARROW LANE CARRUM DOWNS VIC 3201	\$485,000	16-Feb-22

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 July 2022


**7 NADA WAY CARRUM DOWNS
VIC 3201**

 2
  2
  1

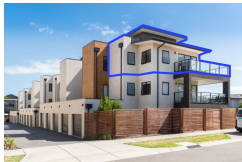
Sold Price

\$480,000

Sold Date

23-Mar-22

Distance

0.13km

**212 SPARROW LANE CARRUM
DOWNS VIC 3201**

 2
  2
  1

Sold Price

\$485,000

Sold Date

16-Feb-22

Distance

0.13km
RS = Recent sale

UN = Undisclosed Sale

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