

## 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

27 ALLIED DRIVE 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Sep 2021

to

31 Aug 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

8 CARMELA WAY CARRUM DOWNS VIC 3201	\$690,000	30-Aug-22
9 SALTRAM COURT CARRUM DOWNS VIC 3201	\$660,000	26-Jul-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: 26 September 2022



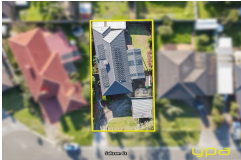
**8 CARMELA WAY CARRUM  
DOWNS VIC 3201**

 3  2  2

Sold Price

<sup>RS</sup> **\$690,000** Sold Date **30-Aug-22**

Distance **0.3km**



**9 SALTRAM COURT CARRUM  
DOWNS VIC 3201**

 3  2  2

Sold Price

**\$660,000** Sold Date **26-Jul-22**

Distance **0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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