

# 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 47 Sandfield 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)

Price Range

\$665,000

&

\$725,000

### Median sale price

Median price

\$703,800

Property Type

House

Suburb

Carrum Downs (3201)

Period - From

01/07/2022

to

30/06/2023

Source

Corelogic

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|-----------------------------------------------|-----------|--------------|
| 10 DORCHESTER CRESCENT, CARRUM DOWNS VIC 3201 | \$740,000 | 16/04/2023   |
| 285 BALLARTO ROAD, CARRUM DOWNS VIC 3201      | \$655,000 | 06/06/2023   |
| 59 CARRUM WOODS DRIVE, CARRUM DOWNS VIC 3201  | \$700,000 | 30/03/2023   |

This Statement of Information was prepared on: 21/07/2023