

## 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

3/30 WILLIAM ROAD 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

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Other

Suburb

Carrum Downs

Period-from

01 Feb 2022

to

31 Jan 2023

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 2/30 WILLIAM ROAD CARRUM DOWNS VIC 3201  | \$565,000 | 13-Aug-22 |
| 6/7 KOOMALOO PLACE CARRUM DOWNS VIC 3201 | \$650,000 | 18-Feb-22 |
| 13/20 ROBIN DRIVE CARRUM DOWNS VIC 3201  | \$622,000 | 02-Oct-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: 02 February 2023



**2/30 WILLIAM ROAD CARRUM  
DOWNS VIC 3201**

3 1 -

Sold Price

**\$565,000**

Sold Date

**13-Aug-22**

Distance

**0.01km**



**6/7 KOOMALOO PLACE CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price

**\$650,000**

Sold Date

**18-Feb-22**

Distance

**0.15km**



**13/20 ROBIN DRIVE CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price

**\$622,000**

Sold Date

**02-Oct-22**

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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