

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 CASTLEREAGH STREET 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

\$825,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jun 2021

to

31 May 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 THOMAS PLACE CARRUM DOWNS VIC 3201	\$826,000	19-Mar-22
46 EDINBURGH DRIVE SKYE VIC 3977	\$830,000	22-Feb-22
21 JOHN MONASH DRIVE SKYE VIC 3977	\$855,000	29-Jan-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 June 2022


**8 THOMAS PLACE CARRUM
DOWNS VIC 3201**
 4  2  2

Sold Price

\$826,000

Sold Date

19-Mar-22

Distance

0.76km

**46 EDINBURGH DRIVE SKYE VIC
3977**
 4  2  2

Sold Price

\$830,000

Sold Date

22-Feb-22

Distance

0.94km

**21 JOHN MONASH DRIVE SKYE VIC
3977**
 4  2  2

Sold Price

\$855,000

Sold Date

29-Jan-22

Distance

1.06km
RS = Recent sale

UN = Undisclosed Sale

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