

## 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

21 BALMAIN 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

\$475,000

&

\$505,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Dec 2021

to

30 Nov 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 20/79 GREENWOOD DRIVE CARRUM DOWNS VIC 3201 | \$480,000 | 04-Oct-22 |
| 15/85 OGRADYS ROAD CARRUM DOWNS VIC 3201    | \$510,000 | 04-Aug-22 |
| 13/60 PROTEA STREET CARRUM DOWNS VIC 3201   | \$513,500 | 19-Aug-22 |

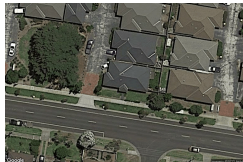
OR

**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: 07 December 2022


**20/79 GREENWOOD DRIVE  
CARRUM DOWNS VIC 3201**
 2    1    1

Sold Price <sup>RS</sup> **\$480,000** Sold Date **04-Oct-22**

Distance **1.22km**

**15/85 OGRADYS ROAD CARRUM  
DOWNS VIC 3201**
 2    1    1

Sold Price **\$510,000** Sold Date **04-Aug-22**

Distance **0.82km**

**13/60 PROTEA STREET CARRUM  
DOWNS VIC 3201**
 2    1    1

Sold Price **\$513,500** Sold Date **19-Aug-22**

Distance **1.89km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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