

## 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

15 PARTRIDGE CRESCENT 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

\$650,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,250

Property type

House

Suburb

Carrum Downs

Period-from

01 May 2022

to

30 Apr 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 DARTER COURT CARRUM DOWNS VIC 3201	\$670,000	14-Feb-23
4 IDONIA COURT CARRUM DOWNS VIC 3201	\$730,000	23-Jan-23
57 WHIMBREL CRESCENT CARRUM DOWNS VIC 3201	\$647,000	27-Feb-23

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.

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Shane Donovan  
P 97830002  
M 0432440444  
E shane@donovanrealestate.com.au



**2 DARTER COURT CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price **\$670,000** Sold Date **14-Feb-23**

Distance **0.45km**



**4 IDONIA COURT CARRUM DOWNS  
VIC 3201**

3 2 2

Sold Price <sup>RS</sup> **\$730,000** Sold Date **23-Jan-23**

Distance **0.66km**



**57 WHIMBREL CRESCENT CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price **\$647,000** Sold Date **27-Feb-23**

Distance **1.38km**

**RS** = Recent sale **UN** = Undisclosed Sale

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