

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

1 NICHOLAS COURT 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Sep 2021

to

31 Aug 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

1/100 CADLES ROAD CARRUM DOWNS VIC 3201	\$655,000	22-Mar-22
11 LAUREL CRESCENT CARRUM DOWNS VIC 3201	\$677,000	14-Apr-22
57 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$690,000	12-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: 20 September 2022



1/100 CADLES ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price **\$655,000** Sold Date **22-Mar-22**

Distance **0.51km**



11 LAUREL CRESCENT CARRUM DOWNS VIC 3201

3 2 2

Sold Price **\$677,000** Sold Date **14-Apr-22**

Distance **1.84km**



57 OGRADYS ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price ^{RS} **\$690,000** Sold Date **12-Aug-22**

Distance **2.32km**

RS = Recent sale

UN = Undisclosed Sale

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