

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

2 FOLLETT 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

\$600,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$882,711

Property type

Land

Suburb

Carrum Downs

Period-from

01 Oct 2021

to

30 Sep 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

57-71 CADLES ROAD CARRUM DOWNS VIC 3201	\$627,000	28-Jul-22
7 MANNA GUM COURT CARRUM DOWNS VIC 3201	\$642,500	09-Aug-22
5 MELSETTA COURT CARRUM DOWNS VIC 3201	\$700,000	09-May-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: 13 October 2022



57-71 CADLES ROAD CARRUM DOWNS VIC 3201

3 1 2

Sold Price

\$627,000

Sold Date

28-Jul-22

Distance

0.52km



7 MANNA GUM COURT CARRUM DOWNS VIC 3201

3 1 2

Sold Price

\$642,500

Sold Date

09-Aug-22

Distance

0.55km



5 MELSETTA COURT CARRUM DOWNS VIC 3201

3 1 2

Sold Price

\$700,000

Sold Date

09-May-22

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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