

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

4 ALLUVIAN WAY 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

\$735,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2021

to

28 Feb 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

21 CHAPMAN STREET CARRUM DOWNS VIC 3201	\$745,000	23-Dec-21
187 HALL ROAD CARRUM DOWNS VIC 3201	\$760,000	19-Feb-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: 15 March 2022


**21 CHAPMAN STREET CARRUM
DOWNS VIC 3201**
 4  2  2

Sold Price

^{RS}
\$745,000

Sold Date

23-Dec-21

Distance

0.58km

**187 HALL ROAD CARRUM DOWNS
VIC 3201**
 4  2  2

Sold Price

^{RS}
\$760,000

Sold Date

19-Feb-22

Distance

1.34km
RS = Recent sale

UN = Undisclosed Sale

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