

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 SPENCER DRIVE 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

\$690,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Oct 2023

to

30 Sep 2024

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

3 LOCKSLEY COURT CARRUM DOWNS VIC 3201	\$725,000	31-Aug-24
31 PARTRIDGE CRESCENT CARRUM DOWNS VIC 3201	\$730,000	19-Jul-24
6 ESTA COURT CARRUM DOWNS VIC 3201	\$710,000	27-Aug-24

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: 03 October 2024

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**3 LOCKSLEY COURT CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price

^{RS}

\$725,000

Sold Date

31-Aug-24

Distance

0.61km



**31 PARTRIDGE CRESCENT
CARRUM DOWNS VIC 3201**

3 2 2

Sold Price

\$730,000

Sold Date

19-Jul-24

Distance

1.47km



**6 ESTA COURT CARRUM DOWNS
VIC 3201**

3 2 2

Sold Price

^{RS}

\$710,000

Sold Date

27-Aug-24

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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