

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 GRIFFITH PLACE 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,250

Property type

House

Suburb

Carrum Downs

Period-from

01 Jul 2021

to

30 Jun 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

53 HERBERT ROAD CARRUM DOWNS VIC 3201	\$685,000	31-Mar-22
6 VIKING COURT CARRUM DOWNS VIC 3201	\$700,000	22-Jun-22
34 HERBERT ROAD CARRUM DOWNS VIC 3201	\$728,000	07-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: 27 July 2022


**53 HERBERT ROAD CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

\$685,000

Sold Date

31-Mar-22

Distance

0.54km

**6 VIKING COURT CARRUM DOWNS
VIC 3201**
 3  2  2

Sold Price

^{RS} **\$700,000** ^{UN}

Sold Date

22-Jun-22

Distance

0.62km

**34 HERBERT ROAD CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

\$728,000

Sold Date

07-May-22

Distance

0.5km
RS = Recent sale

UN = Undisclosed Sale

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