

## 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

2/73 LYREBIRD DRIVE CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$599,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jun 2022

to

31 May 2023

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

2/59 CADLES ROAD CARRUM DOWNS VIC 3201	\$592,500	09-Feb-23
7/7 KOOMALOO PLACE CARRUM DOWNS VIC 3201	\$621,000	28-Jan-23
28 PROTEA STREET CARRUM DOWNS VIC 3201	\$636,000	12-May-23

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: 16 June 2023

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**2/59 CADLES ROAD CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price **\$592,500** Sold Date **09-Feb-23**

Distance **1.78km**



**7/7 KOOMALOO PLACE CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price **\$621,000** Sold Date **28-Jan-23**

Distance **1.3km**



**28 PROTEA STREET CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price <sup>RS</sup> **\$636,000** Sold Date **12-May-23**

Distance **1.54km**

**RS** = Recent sale **UN** = Undisclosed Sale

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