

## 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

6 LUCY PLACE 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

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,250

Property type

House

Suburb

Carrum Downs

Period-from

01 May 2022

to

30 Apr 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

3 ROWAN COURT CARRUM DOWNS VIC 3201	\$615,000	29-Mar-23
3 EUCALYPTUS WALK CARRUM DOWNS VIC 3201	\$630,000	15-Dec-22
54 CADLES ROAD CARRUM DOWNS VIC 3201	\$638,000	01-Mar-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: 29 May 2023



**3 ROWAN COURT CARRUM  
DOWNS VIC 3201**

 3  1  2

Sold Price

<sup>RS</sup>

**\$615,000**

Sold Date

**29-Mar-23**

Distance

**1.69km**



**3 EUCALYPTUS WALK CARRUM  
DOWNS VIC 3201**

 3  1  2

Sold Price

**\$630,000**

Sold Date

**15-Dec-22**

Distance

**0.48km**



**54 CADLES ROAD CARRUM  
DOWNS VIC 3201**

 3  1  4

Sold Price

**\$638,000**

Sold Date

**01-Mar-23**

Distance

**0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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