

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

1/3 Grnja 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Feb 2020

to

31 Jan 2021

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

3/27 Grnja Way Carrum Downs VIC 3201	\$410,000	15-Jan-21
7 Nada Way Carrum Downs VIC 3201	\$410,000	27-Jan-21
16 Sanctuary Drive Carrum Downs VIC 3201	\$425,000	24-Nov-20

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: 25 February 2021



3/27 Grnja Way Carrum Downs VIC 3201

Sold Price

^{RS}

\$410,000

Sold Date

15-Jan-21

 2

 2

 1

Distance

-



7 Nada Way Carrum Downs VIC 3201

Sold Price

Sold Date

27-Jan-21

 2

 2

 1

Distance

-



16 Sanctuary Drive Carrum Downs VIC 3201

Sold Price

\$425,000

Sold Date

24-Nov-20

 2

 2

 1

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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