

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

7/7 KOOMALOO 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2022

to

31 Dec 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

6/25 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$675,000	19-Oct-22
2/2 RAVEN CLOSE CARRUM DOWNS VIC 3201	\$660,000	24-Oct-22
13/20 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$622,000	02-Oct-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: 24 January 2023



**6/25 ROBIN DRIVE CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price ^{RS} **\$675,000** ^{UN} Sold Date **19-Oct-22**

Distance **0.21km**



**2/2 RAVEN CLOSE CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price ^{RS} **\$660,000** Sold Date **24-Oct-22**

Distance **0.85km**



**13/20 ROBIN DRIVE CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price **\$622,000** Sold Date **02-Oct-22**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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