

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 SPARROW LANE 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

\$421,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

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

210 NADA WAY CARRUM DOWNS VIC 3201	\$396,000	17-Dec-22
1/1-27 GRNJA WAY CARRUM DOWNS VIC 3201	\$455,000	22-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: 09 May 2023

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210 NADA WAY CARRUM DOWNS VIC 3201

 2  1  1

Sold Price

\$396,000

Sold Date

17-Dec-22

Distance

0.05km



1/1-27 GRNJA WAY CARRUM DOWNS VIC 3201

 2  2  1

Sold Price

^{RS} **\$455,000**

Sold Date

22-Mar-23

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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