

## 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

23 Alluvian Way Carrum Downs VIC 3201

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,500

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2021

to

28 Feb 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 1 Falkiner Court Carrum Downs VIC 3201 | \$807,522 | 23-Oct-21 |
| 5 Malua Circuit Sandhurst VIC 3977     | \$820,000 | 11-Jan-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: 02 March 2022



**1 Falkiner Court Carrum Downs VIC 3201**

Sold Price

**\$807,522**

Sold Date

**23-Oct-21**



3



2



2

Distance

**2.45km**



**5 Malua Circuit Sandhurst VIC 3977**

Sold Price

**\$820,000**

Sold Date

**11-Jan-22**



3



2



2

Distance

**0.52km**

RS = Recent sale

UN = Undisclosed Sale

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