

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

40 BOTANY DRIVE 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

\$541,750

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2021

to

31 May 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

24 PROTEA STREET CARRUM DOWNS VIC 3201	\$615,000	12-Jan-22
6/85 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$635,000	12-May-22
3/72 CLIFTON PARK DRIVE CARRUM DOWNS VIC 3201	\$640,000	04-Apr-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: 07 June 2022


**24 PROTEA STREET CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

\$615,000

Sold Date

12-Jan-22

Distance

0.26km

**6/85 OGRADYS ROAD CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

^{RS} **\$635,000**

Sold Date

12-May-22

Distance

1.18km

**3/72 CLIFTON PARK DRIVE
CARRUM DOWNS VIC 3201**
 3  2  2

Sold Price

^{RS} **\$640,000**

Sold Date

04-Apr-22

Distance

1.71km
RS = Recent sale

UN = Undisclosed Sale

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