

## 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

73 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$809,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Sep 2023

to

31 Aug 2024

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 13 VICTORY WAY CARRUM DOWNS VIC 3201   | \$794,000 | 07-Jul-24 |
| 11 ALLUVIAN WAY CARRUM DOWNS VIC 3201  | \$840,000 | 24-Jul-24 |
| 41 PROTEA STREET CARRUM DOWNS VIC 3201 | \$780,000 | 09-Mar-24 |

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 September 2024

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**13 VICTORY WAY CARRUM  
DOWNS VIC 3201**

4 2 2

Sold Price <sup>RS</sup> **\$794,000** Sold Date **07-Jul-24**

Distance **0.25km**



**11 ALLUVIAN WAY CARRUM  
DOWNS VIC 3201**

4 2 2

Sold Price <sup>RS</sup> **\$840,000** Sold Date **24-Jul-24**

Distance **0.43km**



**41 PROTEA STREET CARRUM  
DOWNS VIC 3201**

4 2 2

Sold Price **\$780,000** Sold Date **09-Mar-24**

Distance **0.87km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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