

## 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

74 Allied Drive 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jun 2020

to

31 May 2021

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

9 St Agnes Court Carrum Downs VIC 3201	\$606,000	26-Apr-21
74 Lyrebird Drive Carrum Downs VIC 3201	\$585,000	30-Jan-21
8 Jacana Drive Carrum Downs VIC 3201	\$560,000	19-Jan-21

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 June 2021


**9 St Agnes Court Carrum Downs  
VIC 3201**
 3  1  2

Sold Price

**\$606,000**

Sold Date

**26-Apr-21**

Distance

**0.11km**

**74 Lyrebird Drive Carrum Downs  
VIC 3201**
 3  1  2

Sold Price

**\$585,000**

Sold Date

**30-Jan-21**

Distance

**0.95km**

**8 Jacana Drive Carrum Downs VIC  
3201**
 3  1  2

Sold Price

**\$560,000**

Sold Date

**19-Jan-21**

Distance

**1.66km**

RS = Recent sale

UN = Undisclosed Sale

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