

## 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 MERCURY COURT 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Oct 2021

to

30 Sep 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 10 BOTANY DRIVE CARRUM DOWNS VIC 3201  | \$615,000 | 27-Jul-22 |
| 6A PROTEA STREET CARRUM DOWNS VIC 3201 | \$621,000 | 27-Jul-22 |
| 2/2 MATTS PLACE CARRUM DOWNS VIC 3201  | \$650,000 | 17-Jun-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: 25 October 2022


**10 BOTANY DRIVE CARRUM  
DOWNS VIC 3201**
 3    2    2

Sold Price

**\$615,000**

Sold Date

**27-Jul-22**

Distance

**0.52km**

**6A PROTEA STREET CARRUM  
DOWNS VIC 3201**
 3    2    2

Sold Price

**\$621,000**

Sold Date

**27-Jul-22**

Distance

**0.63km**

**2/2 MATTS PLACE CARRUM  
DOWNS VIC 3201**
 3    2    2

Sold Price

**\$650,000**

Sold Date

**17-Jun-22**

Distance

**1.3km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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