

## 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

10/75 CLIFTON PARK 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

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jul 2021

to

30 Jun 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

14/75 CLIFTON PARK DRIVE CARRUM DOWNS VIC 3201	\$620,000	25-Feb-22
3/72 CLIFTON PARK DRIVE CARRUM DOWNS VIC 3201	\$640,000	04-Apr-22
22 JUMBUCK CIRCUIT CARRUM DOWNS VIC 3201	\$647,000	02-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: 25 July 2022



**14/75 CLIFTON PARK DRIVE  
CARRUM DOWNS VIC 3201**

 3  2  2

Sold Price **\$620,000** Sold Date **25-Feb-22**

Distance **0.04km**



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

 3  2  2

Sold Price **\$640,000** Sold Date **04-Apr-22**

Distance **0.09km**



**22 JUMBUCK CIRCUIT CARRUM  
DOWNS VIC 3201**

 3  2  2

Sold Price **\$647,000** Sold Date **02-Apr-22**

Distance **1.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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