

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	6 Songlark Crescent, Carrum Downs, VIC 3201
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$790,000	&	\$860,000
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Median sale price

Median price	\$762,750	Property Type	House	Suburb	Carrum Downs (3201)
Period - From	01/02/2023	to	31/01/2024	Source	CORELOGIC

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
25 SONGLARK CRESCENT, CARRUM DOWNS VIC 3201	\$893,000	24/01/2024
2 LILY PLACE, CARRUM DOWNS VIC 3201	\$850,000	05/02/2024
63 LATS AVENUE, CARRUM DOWNS VIC 3201	\$885,000	29/08/2023

This Statement of Information was prepared on: 26/02/2024