

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

2/20 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2024

to

31 Dec 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

2/5A SCARLETT AVENUE CARRUM DOWNS VIC 3201	\$625,000	25-Oct-24
99 OBERON DRIVE CARRUM DOWNS VIC 3201	\$630,000	25-Jul-24
2/167 LYREBIRD DRIVE CARRUM DOWNS VIC 3201	\$665,000	29-Aug-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: 17 January 2025

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2/5A SCARLETT AVENUE CARRUM DOWNS VIC 3201 Sold Price **\$625,000** Sold Date **25-Oct-24**

3 2 2

Distance **0.69km**



99 OBERON DRIVE CARRUM DOWNS VIC 3201 Sold Price **\$630,000** Sold Date **25-Jul-24**

3 2 2

Distance **0.77km**



2/167 LYREBIRD DRIVE CARRUM DOWNS VIC 3201 Sold Price **\$665,000** Sold Date **29-Aug-24**

3 2 2

Distance **1.46km**

RS = Recent sale UN = Undisclosed Sale

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