

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

61 JACANA 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Aug 2023

to

31 Jul 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

11/32 LATS AVENUE CARRUM DOWNS VIC 3201	\$490,000	18-Jun-24
34 PROTEA STREET CARRUM DOWNS VIC 3201	\$490,000	13-Aug-24
26 BOTANY DRIVE CARRUM DOWNS VIC 3201	\$500,000	26-Mar-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: 28 August 2024

**11/32 LATS AVENUE CARRUM
DOWNS VIC 3201** 2  1  1

Sold Price

^{RS} **\$490,000**

Sold Date

18-Jun-24

Distance

1.56km**34 PROTEA STREET CARRUM
DOWNS VIC 3201** 2  1  1

Sold Price

Sold Date

13-Aug-24

Distance

1.16km**26 BOTANY DRIVE CARRUM
DOWNS VIC 3201** 2  1  1

Sold Price

\$500,000

Sold Date

26-Mar-24

Distance

1.19km**RS** = Recent sale**UN** = Undisclosed Sale

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