

## 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

32 Dion 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

\$685,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Nov 2020

to

31 Oct 2021

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

18B Dorchester Crescent Carrum Downs VIC 3201	\$700,000	24-Apr-21
7 St Agnes Court Carrum Downs VIC 3201	\$728,888	03-Jul-21

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: 01 November 2021


**18B Dorchester Crescent Carrum Downs VIC 3201**
 3  2  2

Sold Price

**\$700,000**

Sold Date

**24-Apr-21**

Distance

**0.24km**

**7 St Agnes Court Carrum Downs VIC 3201**
 3  2  2

Sold Price

**\$728,888**

Sold Date

**03-Jul-21**

Distance

**0.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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