

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

8 BATEMAN COURT 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,250

Property type

House

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

3 BATEMAN COURT CARRUM DOWNS VIC 3201	\$600,000	01-Mar-22
22/12 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$642,000	01-Jul-22
1/100 CADLES ROAD CARRUM DOWNS VIC 3201	\$655,000	22-Mar-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: 26 July 2022


**3 BATEMAN COURT CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

\$600,000

Sold Date

01-Mar-22

Distance

0.03km

**22/12 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

^{RS} **\$642,000**

Sold Date

01-Jul-22

Distance

0.96km

**1/100 CADLES ROAD CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

\$655,000

Sold Date

22-Mar-22

Distance

0.88km
RS = Recent sale

UN = Undisclosed Sale

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