

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

46 SPENCER 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Nov 2021

to

31 Oct 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

2 GEMMA COURT CARRUM DOWNS VIC 3201	\$880,000	09-Jul-22
73 LATS AVENUE CARRUM DOWNS VIC 3201	\$871,000	21-Sep-22
1 ORAMA AVENUE CARRUM DOWNS VIC 3201	\$760,000	28-May-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: 21 November 2022



2 GEMMA COURT CARRUM DOWNS VIC 3201

4 2 2

Sold Price

\$880,000

Sold Date

09-Jul-22

Distance

0.38km



73 LATS AVENUE CARRUM DOWNS VIC 3201

4 2 2

Sold Price

^{RS}**\$871,000**

Sold Date

21-Sep-22

Distance

0.81km

73 Lats Avenue - Carrum Downs



1 ORAMA AVENUE CARRUM DOWNS VIC 3201

4 2 2

Sold Price

\$760,000

Sold Date

28-May-22

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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