

# 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 6 Songlark Crescent, 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)

Price Range \$790,000 & \$860,000

### Median sale price

Median price \$762,750 Property Type House Suburb Carrum Downs (3201)  
Period - From 01/02/2023 to 31/01/2024 Source CORELOGIC

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|-----------|--------------|
| 25 SONGLARK CRESCENT, CARRUM DOWNS VIC 3201 | \$893,000 | 24/01/2024   |
| 2 LILY PLACE, CARRUM DOWNS VIC 3201         | \$850,000 | 05/02/2024   |
| 63 LATS AVENUE, CARRUM DOWNS VIC 3201       | \$885,000 | 29/08/2023   |

This Statement of Information was prepared on: 26/02/2024