

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

4 MERSO 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

House

Suburb

Carrum Downs

Period-from

01 Oct 2023

to

30 Sep 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

33 EARNSHAW DRIVE CARRUM DOWNS VIC 3201	\$695,000	15-Aug-24
3 SPOONBILL COURT CARRUM DOWNS VIC 3201	\$706,000	14-Oct-24
6 GREBE COURT CARRUM DOWNS VIC 3201	\$715,000	16-Sep-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: 16 October 2024



**33 EARNSHAW DRIVE CARRUM
DOWNS VIC 3201**

 3  1  2

Sold Price **\$695,000** Sold Date **15-Aug-24**

Distance **1.55km**



**3 SPOONBILL COURT CARRUM
DOWNS VIC 3201**

 3  1  2

Sold Price ^{RS} **\$706,000** Sold Date **14-Oct-24**

Distance **0.52km**



**6 GREBE COURT CARRUM DOWNS
VIC 3201**

 3  1  -

Sold Price **\$715,000** Sold Date **16-Sep-24**

Distance **0.76km**



**4 NEWBURY COURT CARRUM
DOWNS VIC 3201**

 3  1  2

Sold Price **\$730,000** Sold Date **09-Jul-24**

Distance **1.46km**

RS = Recent sale UN = Undisclosed Sale

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