

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

1 CORELLA 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

\$590,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2022

to

28 Feb 2023

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 BLOSSOM WAY CARRUM DOWNS VIC 3201	\$580,000	27-Feb-23
57 WHIMBREL CRESCENT CARRUM DOWNS VIC 3201	\$647,000	27-Feb-23
30 CARDIFF CIRCUIT CARRUM DOWNS VIC 3201	\$625,000	28-Oct-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: 28 March 2023

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**2 BLOSSOM WAY CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price ^{RS} **\$580,000** Sold Date **27-Feb-23**

Distance **1.64km**



**57 WHIMBREL CRESCENT CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price ^{RS} **\$647,000** Sold Date **27-Feb-23**

Distance **0.76km**



**30 CARDIFF CIRCUIT CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price **\$625,000** Sold Date **28-Oct-22**

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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