

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

1/1-27 GRNJA WAY 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

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

1 NADA WAY CARRUM DOWNS VIC 3201	\$470,000	02-Dec-22
23/50 PROTEA STREET CARRUM DOWNS VIC 3201	\$445,000	02-Nov-22
103 LILLIANA BOULEVARD CARRUM DOWNS VIC 3201	\$426,000	25-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: 15 March 2023


**1 NADA WAY CARRUM DOWNS
VIC 3201**
 3
  2
  1

Sold Price

\$470,000

Sold Date

02-Dec-22

Distance

0.13km

**23/50 PROTEA STREET CARRUM
DOWNS VIC 3201**
 2
  1
  2

Sold Price

\$445,000

Sold Date

02-Nov-22

Distance

0.29km

**103 LILLIANA BOULEVARD
CARRUM DOWNS VIC 3201**
 2
  2
  1

Sold Price

\$426,000

Sold Date

25-Oct-22

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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