

## 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

3 AVOCET COURT CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jul 2022

to

30 Jun 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 15 PARTRIDGE CRESCENT CARRUM DOWNS VIC 3201 | \$700,000 | 20-Jun-23 |
| 4 IDONIA COURT CARRUM DOWNS VIC 3201        | \$730,000 | 23-Jan-23 |
| 39 GREENWOOD DRIVE CARRUM DOWNS VIC 3201    | \$720,000 | 20-Jan-23 |

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: 06 July 2023

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**15 PARTRIDGE CRESCENT  
CARRUM DOWNS VIC 3201**

3 2 2

Sold Price <sup>RS</sup> **\$700,000** Sold Date **20-Jun-23**

Distance **0.23km**



**4 IDONIA COURT CARRUM DOWNS  
VIC 3201**

3 2 2

Sold Price **\$730,000** Sold Date **23-Jan-23**

Distance **0.44km**



**39 GREENWOOD DRIVE CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price **\$720,000** Sold Date **20-Jan-23**

Distance **0.67km**

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

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