

## 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

40 LUSCOMBE AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$688,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jun 2021

to

31 May 2022

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

5 AVERY PLACE CARRUM DOWNS VIC 3201	\$835,000	11-May-22
9 MANNA GUM COURT CARRUM DOWNS VIC 3201	\$857,000	22-Jan-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: 08 June 2022


**5 AVERY PLACE CARRUM DOWNS  
VIC 3201**

Sold Price

<sup>RS</sup>
**\$835,000**

Sold Date

**11-May-22**


4



3



2

Distance

**1.28km**

**9 MANNA GUM COURT CARRUM  
DOWNS VIC 3201**

Sold Price

**\$857,000**

Sold Date

**22-Jan-22**


4



3



2

Distance

**0.46km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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