

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

3/20 ROBIN DRIVE 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Nov 2023

to

31 Oct 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

3/41 HALL ROAD CARRUM DOWNS VIC 3201	\$523,000	06-Sep-24
5/4 BUSHY PARK PLACE CARRUM DOWNS VIC 3201	\$542,000	23-Jun-24
3/5 BAWDEN STREET CARRUM DOWNS VIC 3201	\$555,000	04-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: 07 November 2024

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3/41 HALL ROAD CARRUM DOWNS VIC 3201 Sold Price ^{RS} **\$523,000** Sold Date **06-Sep-24**

2 1 1

Distance **0.36km**



5/4 BUSHY PARK PLACE CARRUM DOWNS VIC 3201 Sold Price **\$542,000** Sold Date **23-Jun-24**

2 1 1

Distance **0.74km**



3/5 BAWDEN STREET CARRUM DOWNS VIC 3201 Sold Price ^{RS} **\$555,000** Sold Date **04-Sep-24**

2 1 1

Distance **0.68km**

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

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