

## 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

24 SONGLARK CRESCENT 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

\$839,000

&

\$879,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Apr 2023

to

31 Mar 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

6 SONGLARK CRESCENT CARRUM DOWNS VIC 3201	\$875,000	20-Mar-24
10 MADISSON CRESCENT CARRUM DOWNS VIC 3201	\$874,000	27-Jan-24
13 COLES PARKWAY CARRUM DOWNS VIC 3201	\$850,000	14-Oct-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: 10 April 2024

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**6 SONGLARK CRESCENT CARRUM DOWNS VIC 3201** Sold Price <sup>RS</sup> **\$875,000** Sold Date **20-Mar-24**  
 Distance **0.13km**

4  
 2  
 2



**10 MADISSON CRESCENT CARRUM DOWNS VIC 3201** Sold Price <sup>RS</sup> **\$874,000** Sold Date **27-Jan-24**  
 Distance **1.13km**

4  
 2  
 2



**13 COLES PARKWAY CARRUM DOWNS VIC 3201** Sold Price **\$850,000** Sold Date **14-Oct-23**  
 Distance **1.09km**

4  
 2  
 2

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

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