

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 PADDINGTON AVENUE 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

\$745,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

House

Suburb

Carrum Downs

Period-from

01 Oct 2023

to

30 Sep 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

55 WHIMBREL CRESCENT CARRUM DOWNS VIC 3201	\$800,000	21-Sep-24
21 CICADA COURT CARRUM DOWNS VIC 3201	\$752,000	10-Jul-24
15 CARRUM BELLA DRIVE CARRUM DOWNS VIC 3201	\$760,000	02-Jul-24

OR

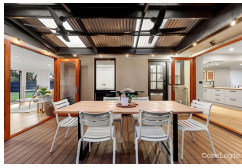
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 October 2024

Gareth Apswoude

M 0408659045

E gareth.a@obrienrealestate.com.au



**55 WHIMBREL CRESCENT CARRUM
DOWNS VIC 3201**

Sold Price

^{RS}

\$800,000

Sold Date

21-Sep-24

 3

 2

 -

Distance

0.15km



**21 CICADA COURT CARRUM
DOWNS VIC 3201**

Sold Price

\$752,000

Sold Date

10-Jul-24

 3

 2

 2

Distance

1.3km



**15 CARRUM BELLA DRIVE CARRUM
DOWNS VIC 3201**

Sold Price

\$760,000

Sold Date

02-Jul-24

 3

 2

 1

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.