

## 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

37 HILLVIEW DRIVE 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

\$850,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$691,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2023

to

29 Feb 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

5 ALICE COURT SKYE VIC 3977	\$845,000	05-Oct-23
8 JURANG WAY SKYE VIC 3977	\$851,000	26-Aug-23
11 DRIFTWOOD MEWS CARRUM DOWNS VIC 3201	\$881,000	02-Sep-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: 18 March 2024



**5 ALICE COURT SKYE VIC 3977**

Sold Price

**\$845,000**

Sold Date

**05-Oct-23**

 4  2  2

Distance

**0.91km**



**8 JURANG WAY SKYE VIC 3977**

Sold Price

**\$851,000**

Sold Date

**26-Aug-23**

 4  2  2

Distance

**1.43km**



**11 DRIFTWOOD MEWS CARRUM  
DOWNS VIC 3201**

Sold Price

**\$881,000**

Sold Date

**02-Sep-23**

 4  2  2

Distance

**1.98km**

RS = Recent sale

UN = Undisclosed Sale

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