

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

9 GUMTREE COURT 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2022

to

28 Feb 2023

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

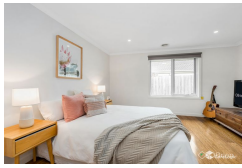
Date of sale

8 ELLA PAIGE PLACE CARRUM DOWNS VIC 3201	\$742,000	18-Oct-22
18 OAKWOOD DRIVE CARRUM DOWNS VIC 3201	\$782,000	25-Feb-23
22 PEBBLE BEACH DRIVE CARRUM DOWNS VIC 3201	\$749,000	09-Nov-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: 17 March 2023



**8 ELLA PAIGE PLACE CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price

\$742,000

Sold Date

18-Oct-22

Distance

0.67km



**18 OAKWOOD DRIVE CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price

^{RS} **\$782,000**

Sold Date

25-Feb-23

Distance

0.75km



**22 PEBBLE BEACH DRIVE CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price

\$749,000

Sold Date

09-Nov-22

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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