

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

8 Montdami Way 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jun 2020

to

31 May 2021

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

33 Myhaven Circuit Carrum Downs VIC 3201	\$660,000	13-Mar-21
36 Herbert Road Carrum Downs VIC 3201	\$670,000	06-Apr-21

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: 26 June 2021


**33 Myhaven Circuit Carrum Downs
VIC 3201**
 4  2  2

Sold Price

\$660,000

Sold Date

13-Mar-21

Distance

0.14km

**36 Herbert Road Carrum Downs
VIC 3201**
 4  2  2

Sold Price

\$670,000

Sold Date

06-Apr-21

Distance

0.39km
RS = Recent sale

UN = Undisclosed Sale

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