

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

57 Gamble Road, Carrum Downs Vic 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$590,000

&

\$649,000

Median sale price

Median price

\$687,000

Property Type

House

Suburb

Carrum Downs

Period - From

01/04/2023

to

31/03/2024

Source

REIV

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 six 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
1	8 Treherne Ct CARRUM DOWNS 3201	\$646,000	21/12/2023
2	18 Daisy Way CARRUM DOWNS 3201	\$640,000	23/11/2023
3	292 Ballarto Rd SKYE 3977	\$630,000	27/03/2024

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 six months.~~

This Statement of Information was prepared on:

17/04/2024 15:53

57 Gamble Road, Carrum Downs Vic 3201



3 1 2

Property Type: House
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median House Price
Year ending March 2024: \$687,000

Comparable Properties



8 Treherne Ct CARRUM DOWNS 3201 (REI/VG) Agent Comments

3 1 2

Price: \$646,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 545 sqm approx



18 Daisy Way CARRUM DOWNS 3201 (REI/VG) Agent Comments

4 2 2

Price: \$640,000
Method: Private Sale
Date: 23/11/2023
Property Type: House



292 Ballarto Rd SKYE 3977 (REI)

Agent Comments

3 2 2

Price: \$630,000
Method: Sold Before Auction
Date: 27/03/2024
Property Type: House (Res)
Land Size: 649 sqm approx

Account - Jellis Craig



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