

## 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

3/20 BALMAIN DRIVE CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$569,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Aug 2022

to

31 Jul 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

4/48 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$572,000	03-Jul-23
1/38 WHIMBREL CRESCENT CARRUM DOWNS VIC 3201	\$535,000	13-Jul-23
3/77 PROTEA STREET CARRUM DOWNS VIC 3201	\$620,000	30-May-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: 24 August 2023

Shane Donovan  
P 97830002  
M 0432 440 444  
E reception@donovanrealestate.com.au



**4/48 BRODERICK ROAD CARRUM  
DOWNS VIC 3201**

3 1 2

Sold Price

RS

**\$572,000**

Sold Date

**03-Jul-23**

Distance

**0.8km**



**1/38 WHIMBREL CRESCENT  
CARRUM DOWNS VIC 3201**

3 1 1

Sold Price

**\$535,000**

Sold Date

**13-Jul-23**

Distance

**0.31km**



**3/77 PROTEA STREET CARRUM  
DOWNS VIC 3201**

3 1 1

Sold Price

**\$620,000**

Sold Date

**30-May-23**

Distance

**1.91km**

RS = Recent sale

UN = Undisclosed Sale

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