

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

1/197 BALLARTO ROAD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 May 2024

to

30 Apr 2025

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

1/286 BALLARTO ROAD SKYE VIC 3977	\$558,000	07-Apr-25
66 GREENWOOD DRIVE CARRUM DOWNS VIC 3201	\$570,000	04-Dec-24
80 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$615,000	22-Feb-25

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: 28 May 2025



1/286 BALLARTO ROAD SKYE VIC 3977

Sold Price

\$558,000

Sold Date

07-Apr-25

3

1

2

Distance

1.02km



66 GREENWOOD DRIVE CARRUM DOWNS VIC 3201

Sold Price

\$570,000

Sold Date

04-Dec-24

3

1

2

Distance

0.79km



80 OGRADYS ROAD CARRUM DOWNS VIC 3201

Sold Price

\$615,000

Sold Date

22-Feb-25

3

1

1

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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