

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

2/16 WILLIAM 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

\$640,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Other

Suburb

Carrum Downs

Period-from

01 Oct 2023

to

30 Sep 2024

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 SUNFLOWER CIRCUIT CARRUM DOWNS VIC 3201	\$650,000	16-May-24
8 PIPPA WAY CARRUM DOWNS VIC 3201	\$711,000	09-Sep-24
GOSHAWK COURT CARRUM DOWNS VIC 3201	\$780,000	06-Jul-24

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: 02 October 2024



8 SUNFLOWER CIRCUIT CARRUM DOWNS VIC 3201

3 2 2

Sold Price

\$650,000

Sold Date **16-May-24**

Distance

0.48km



8 PIPPA WAY CARRUM DOWNS VIC 3201

3 2 2

Sold Price

^{RS} **\$711,000**

Sold Date **09-Sep-24**

Distance

1km



GOSHAWK COURT CARRUM DOWNS VIC 3201

4 - -

Sold Price

\$780,000

Sold Date **06-Jul-24**

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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