

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

21 SANDSTONE CIRCUIT 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

\$685,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Sep 2021

to

31 Aug 2022

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

75 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201	\$715,000	28-Jul-22
54 TUCKER BOULEVARD CARRUM DOWNS VIC 3201	\$655,000	08-Aug-22
59 LYREBIRD DRIVE CARRUM DOWNS VIC 3201	\$752,000	18-Jun-22

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: 27 September 2022


**75 CARRUM WOODS DRIVE
CARRUM DOWNS VIC 3201**

 3
  2
  2

Sold Price

^{RS}
\$715,000

Sold Date

28-Jul-22

Distance

1.87km

**54 TUCKER BOULEVARD CARRUM
DOWNS VIC 3201**

 3
  2
  2

Sold Price

^{RS}
\$655,000

Sold Date

08-Aug-22

Distance

0.69km

**59 LYREBIRD DRIVE CARRUM
DOWNS VIC 3201**

 3
  2
  2

Sold Price

\$752,000

Sold Date

18-Jun-22

Distance

1.07km
RS = Recent sale

UN = Undisclosed Sale

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