

## 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

23 VICTORY WAY 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

\$689,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Sep 2023

to

31 Aug 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 46 ORAMA AVENUE CARRUM DOWNS VIC 3201       | \$720,000 | 06-Aug-24 |
| 7 MYHAVEN CIRCUIT CARRUM DOWNS VIC 3201     | \$680,000 | 25-Mar-24 |
| 31 PARTRIDGE CRESCENT CARRUM DOWNS VIC 3201 | \$730,000 | 19-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: 12 September 2024

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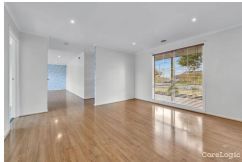


**46 ORAMA AVENUE CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price **\$720,000** Sold Date **06-Aug-24**

Distance **0.21km**



**7 MYHAVEN CIRCUIT CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price **\$680,000** Sold Date **25-Mar-24**

Distance **0.66km**



**31 PARTRIDGE CRESCENT  
CARRUM DOWNS VIC 3201**

3 2 2

Sold Price <sup>RS</sup> **\$730,000** Sold Date **19-Jul-24**

Distance **1.53km**

**RS** = Recent sale **UN** = Undisclosed Sale

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