

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

\$817,500

Property offered for sale										
Address Including suburb and postcode		5 Marwick Street, Carrum Downs								
Indicative se	lling pr	ice								
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)										
Range	\$780,000 &			\$850,000						
Median sale price										
Median price	\$805,00	0	Pro	Property type		House Sub		ourb Carrum Downs		
Period - From	April 202	25 To	June 2	2025	Source	REIV				
Comparable property sales										
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.										
Address of comparable property							Pri	ice	Date of sale	
1. 34 Orama Avenue, Carrum Downs								307,000	4/04/2025	
2. 78 Larts Avenue, Carrum Downs							\$ 8	350,000	10/04/2025	

This Statement of Information was prepared on: 2/09/2025



17/03/025

3. 3 Viking Court, Carrum Downs

# **Comparable properties**



# \$807,000

34 Orama Court, Carrum Downs, Victoria

DATE: 4/04/2025

PROPERTY TYPE: HOUSE

**-** 4

// sqm



### \$850,000

78 Larts Avenue, Carrum Downs, Victoria

DATE: 10/04/2025

PROPERTY TYPE: HOUSE

**بے** 4

7/



### \$817,500

3 Viking Court, Carrum Downs, Victoria

DATE: 17/03/2025

PROPERTY TYPE: HOUSE

**2** 

<u>~</u>

Get a FREE property appraisal for your home

# **Our Difference**





