

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 BOTANY DRIVE 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

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

4 BOTANY DRIVE CARRUM DOWNS VIC 3201	\$634,000	27-Aug-22
2/15 BRADFORD DRIVE CARRUM DOWNS VIC 3201	\$645,000	15-Jul-22
2/2 MATTS PLACE CARRUM DOWNS VIC 3201	\$650,000	17-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: 20 September 2022



**4 BOTANY DRIVE CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

^{RS} **\$634,000** Sold Date **27-Aug-22**

Distance **0.01km**



**2/15 BRADFORD DRIVE CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

^{RS} **\$645,000** Sold Date **15-Jul-22**

Distance **1.08km**



**2/2 MATTS PLACE CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$650,000 Sold Date **17-Jun-22**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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