

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 BLOSSOM WAY 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Feb 2022

to

31 Jan 2023

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

35 PINEWOOD DRIVE CARRUM DOWNS VIC 3201	\$575,000	23-Dec-22
63 CADLES ROAD CARRUM DOWNS VIC 3201	\$620,000	20-Oct-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: 14 February 2023

**35 PINWOOD DRIVE CARRUM
DOWNS VIC 3201** 3  2  2

Sold Price

^{RS}**\$575,000**

Sold Date

23-Dec-22

Distance

0.48km**63 CADLES ROAD CARRUM
DOWNS VIC 3201** 3  2  2

Sold Price

\$620,000

Sold Date

20-Oct-22

Distance

0.54km**RS** = Recent sale**UN** = Undisclosed Sale

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