

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

29/20 ROBIN 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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jul 2022

to

30 Jun 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

2/59 CADLES ROAD CARRUM DOWNS VIC 3201	\$592,500	09-Feb-23
12 JUMBUCK CIRCUIT CARRUM DOWNS VIC 3201	\$575,000	27-Apr-23
2/54 LAUREL CRESCENT CARRUM DOWNS VIC 3201	\$571,000	10-Feb-23

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: 04 July 2023



2/59 CADLES ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price

\$592,500

Sold Date **09-Feb-23**

Distance

1.1km



12 JUMBUCK CIRCUIT CARRUM DOWNS VIC 3201

3 2 2

Sold Price

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

Sold Date **27-Apr-23**

Distance

0.41km



2/54 LAUREL CRESCENT CARRUM DOWNS VIC 3201

3 2 2

Sold Price

\$571,000

Sold Date **10-Feb-23**

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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