

## 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

12 JUMBUCK CIRCUIT 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

\$560,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Apr 2022

to

31 Mar 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 58 TUCKER BOULEVARD CARRUM DOWNS VIC 3201   | \$625,000 | 22-Nov-22 |
| 16/106 BRODERICK ROAD CARRUM DOWNS VIC 3201 | \$620,000 | 12-Apr-23 |
| 10/91 OGRADYS ROAD CARRUM DOWNS VIC 3201    | \$587,500 | 15-Dec-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 April 2023



### 58 TUCKER BOULEVARD CARRUM DOWNS VIC 3201

Sold Price

**\$625,000**

Sold Date **22-Nov-22**
 3  2  2

Distance **0.78km**


### 16/106 BRODERICK ROAD CARRUM DOWNS VIC 3201

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date **12-Apr-23**
 3  2  2

Distance **0.24km**


### 10/91 OGRADYS ROAD CARRUM DOWNS VIC 3201

Sold Price

**\$587,500**

Sold Date **15-Dec-22**
 3  2  2

Distance **0.71km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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