

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

2/34 JACANA 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Aug 2022

to

31 Jul 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

25/49 OBERON DRIVE CARRUM DOWNS VIC 3201	\$540,000	03-Apr-23
1/38 WHIMBREL CRESCENT CARRUM DOWNS VIC 3201	\$535,000	13-Jul-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: 19 August 2023



25/49 OBERON DRIVE CARRUM DOWNS VIC 3201

 3
  1
  1

Sold Price **\$540,000** Sold Date **03-Apr-23**

Distance **1.75km**



1/38 WHIMBREL CRESCENT CARRUM DOWNS VIC 3201

 3
  1
  1

Sold Price **\$535,000** Sold Date **13-Jul-23**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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