

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

35 SUNFLOWER CIRCUIT 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

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Oct 2022

to

30 Sep 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

7/106 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$587,000	02-Sep-23
28 PROTEA STREET CARRUM DOWNS VIC 3201	\$636,000	12-May-23
36 BOTANY DRIVE CARRUM DOWNS VIC 3201	\$610,000	26-Jun-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 October 2023


**7/106 BRODERICK ROAD CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

^{RS}
\$587,000

Sold Date

02-Sep-23

Distance

1.3km

**28 PROTEA STREET CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

\$636,000

Sold Date

12-May-23

Distance

1.21km

**36 BOTANY DRIVE CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

\$610,000

Sold Date

26-Jun-23

Distance

1.41km
RS = Recent sale

UN = Undisclosed Sale

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