

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

8 REGENCY COURT 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Sep 2022

to

31 Aug 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

28 PROTEA STREET CARRUM DOWNS VIC 3201	\$636,000	12-May-23
1 MOLLY LANE CARRUM DOWNS VIC 3201	\$600,000	09-Aug-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: 06 September 2023


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

Sold Price

\$636,000

Sold Date

12-May-23

Distance

0.44km

**1 MOLLY LANE CARRUM DOWNS
VIC 3201**
 3  2  1

Sold Price

^{RS} **\$600,000**

Sold Date

09-Aug-23

Distance

1.51km
RS = Recent sale

UN = Undisclosed Sale

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