

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 33 SUNFLOWER CIRCUIT CARRUM DOWNS VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$585,000 & \$635,000

Median sale price

Median price \$691,000 Property type Unit Suburb Carrum Downs

Period - From 01 Oct 2022 to 30 Sep 2023 Source Corelogic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 7/106 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$587,000	02-Sep-23
2. 36 BOTANY DRIVE CARRUM DOWNS VIC 3201	\$610,000	26-Jun-23
3. 3/35 MCCORMICKS ROAD CARRUM DOWNS VIC 3201	\$600,000	21-Aug-23

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22.06.2021