

## 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

26 GREENWOOD DRIVE 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

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jun 2022

to

31 May 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 40 GAMBLE ROAD CARRUM DOWNS VIC 3201     | \$660,753 | 28-Apr-23 |
| 17 ALLIED DRIVE CARRUM DOWNS VIC 3201    | \$690,500 | 10-May-23 |
| 37 LUSCOMBE AVENUE CARRUM DOWNS VIC 3201 | \$687,000 | 20-May-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: 20 June 2023


**40 GAMBLE ROAD CARRUM  
DOWNS VIC 3201**

 3
  1
  1

Sold Price

<sup>RS</sup>
**\$660,753**

Sold Date

**28-Apr-23**

Distance

**0.47km**

**17 ALLIED DRIVE CARRUM DOWNS  
VIC 3201**

 3
  1
  1

Sold Price

<sup>RS</sup>
**\$690,500**

Sold Date

**10-May-23**

Distance

**1.01km**

**37 LUSCOMBE AVENUE CARRUM  
DOWNS VIC 3201**

 3
  1
  2

Sold Price

<sup>RS</sup>
**\$687,000**

Sold Date

**20-May-23**

Distance

**1.98km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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