

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

9 BLOSSOM WAY 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2023

to

31 Dec 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

8/20 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201	\$645,000	16-Nov-23
2/12 BRADFORD DRIVE CARRUM DOWNS VIC 3201	\$600,000	09-Oct-23
33 SUNFLOWER CIRCUIT CARRUM DOWNS VIC 3201	\$630,000	24-Oct-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: 09 January 2024



8/20 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price

^{RS} \$645,000 Sold Date 16-Nov-23

Distance 0.8km



2/12 BRADFORD DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price

\$600,000 Sold Date 09-Oct-23

Distance 1.28km



33 SUNFLOWER CIRCUIT CARRUM DOWNS VIC 3201

3 2 2

Sold Price

^{RS} \$630,000 Sold Date 24-Oct-23

Distance 1.48km

RS = Recent sale

UN = Undisclosed Sale

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