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	4 NEWBURY 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	$695,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Jun 2023	to	31 May 2024	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
15 DUNROBIN COURT CARRUM DOWNS VIC 3201	$690,000	14-May-24
9 HAILES COURT CARRUM DOWNS VIC 3201	$741,000	14-May-24

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: 28 June 2024

Symone Gatt
M 0430 003 583
E symone.gatt@obre.com.au



15 DUNROBIN COURT CARRUM DOWNS VIC 3201

3 1 2

Sold Price RS **$690,000** Sold Date **14-May-24**

Distance **0.34km**



9 HAILES COURT CARRUM DOWNS VIC 3201

3 1 2

Sold Price RS **$741,000** Sold Date **14-May-24**

Distance **1.87km**

RS = Recent sale **UN** = Undisclosed Sale

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