

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

12/20 CARRUM WOODS DRIVE 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

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

24/35 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$610,000	10-Mar-24
3/98 CADLES ROAD CARRUM DOWNS VIC 3201	\$596,500	27-Mar-24
18/75 HERBERT ROAD CARRUM DOWNS VIC 3201	\$555,000	24-Jan-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: 29 June 2024



**24/35 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

 3  1  1

Sold Price **\$610,000** Sold Date **10-Mar-24**

Distance **0.22km**



**3/98 CADLES ROAD CARRUM
DOWNS VIC 3201**

 -  -  2

Sold Price **\$596,500** Sold Date **27-Mar-24**

Distance **0.69km**



**18/75 HERBERT ROAD CARRUM
DOWNS VIC 3201**

 3  1  1

Sold Price **\$555,000** Sold Date **24-Jan-24**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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