

## 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

8 FAIRHAVEN ROAD 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

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Feb 2023

to

31 Jan 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1 TYNTYNDER DRIVE CARRUM DOWNS VIC 3201 | \$652,500 | 17-Dec-23 |
| 8 TREHERNE COURT CARRUM DOWNS VIC 3201  | \$646,000 | 07-Dec-23 |
| 42 BRODERICK ROAD CARRUM DOWNS VIC 3201 | \$610,000 | 15-Nov-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: 13 February 2024


**1 TYNTYNDER DRIVE CARRUM  
DOWNS VIC 3201**

 3
  1
  2

Sold Price

**\$652,500**

Sold Date

**17-Dec-23**

Distance

**0.39km**

**8 TREHERNE COURT CARRUM  
DOWNS VIC 3201**

 3
  1
  2

Sold Price

**\$646,000**

Sold Date

**07-Dec-23**

Distance

**0.4km**

**42 BRODERICK ROAD CARRUM  
DOWNS VIC 3201**

 3
  1
  2

Sold Price

**\$610,000**

Sold Date

**15-Nov-23**

Distance

**1.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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