

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

6 CLIFTON GROVE 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

\$790,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,500

Property type

House

Suburb

Carrum Downs

Period-from

01 May 2024

to

30 Apr 2025

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

5 WATTLEWOODS PLACE CARRUM DOWNS VIC 3201	\$867,500	18-Mar-25
12 BRUMBYS ROAD CARRUM DOWNS VIC 3201	\$852,500	11-Mar-25
11 CLANCY CRESCENT CARRUM DOWNS VIC 3201	\$828,000	20-Dec-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: 17 May 2025

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**5 WATTLEWOODS PLACE
CARRUM DOWNS VIC 3201**

 4  2  2

Sold Price

^{RS}

\$867,500

Sold Date

18-Mar-25

Distance

0.88km



**12 BRUMBYS ROAD CARRUM
DOWNS VIC 3201**

 4  2  2

Sold Price

\$852,500

Sold Date

11-Mar-25

Distance

1.94km



**11 CLANCY CRESCENT CARRUM
DOWNS VIC 3201**

 4  2  2

Sold Price

\$828,000

Sold Date

20-Dec-24

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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