

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

4/19 LATS AVENUE 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

\$420,000

&

\$444,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

2/23 GRNJA WAY CARRUM DOWNS VIC 3201	\$450,000	03-Apr-25
14/25 LATS AVENUE CARRUM DOWNS VIC 3201	\$400,000	28-Apr-25

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.

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**2/23 GRNJA WAY CARRUM
DOWNS VIC 3201**

 2  2  1

Sold Price **\$450,000** Sold Date **03-Apr-25**

Distance **0km**



**14/25 LATS AVENUE CARRUM
DOWNS VIC 3201**

 2  1  1

Sold Price **\$400,000** Sold Date **28-Apr-25**

Distance **0km**

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

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