

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

90 Gamble Road 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jan 2020

to

31 Dec 2020

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

34 Tyntynder Drive Carrum Downs VIC 3201	\$599,950	28-Oct-20
23 Carrum Bella Drive Carrum Downs VIC 3201	\$625,000	12-Oct-20
58 Hillview Drive Carrum Downs VIC 3201	\$621,500	31-Jul-20

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: 20 January 2021



**34 Tyntynder Drive Carrum Downs
VIC 3201**

 3  2  2

Sold Price

\$599,950

Sold Date **28-Oct-20**

Distance **0.59km**



**23 Carrum Bella Drive Carrum
Downs VIC 3201**

 4  2  2

Sold Price

^{RS} **\$625,000**

Sold Date **12-Oct-20**

Distance **0.82km**



**58 Hillview Drive Carrum Downs
VIC 3201**

 4  2  2

Sold Price

\$621,500

Sold Date **31-Jul-20**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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