

## 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

1/7 AMANDA DRIVE CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

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

1/33 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$535,000	08-Nov-23
7/51 HALL ROAD CARRUM DOWNS VIC 3201	\$518,000	14-Aug-23
3/7 KNOX STREET CARRUM DOWNS VIC 3201	\$498,000	19-Sep-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: 06 February 2024

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**1/33 BRODERICK ROAD CARRUM DOWNS VIC 3201**

2 1 1

Sold Price **\$535,000** Sold Date **08-Nov-23**

Distance **0.44km**



**7/51 HALL ROAD CARRUM DOWNS VIC 3201**

2 1 1

Sold Price **\$518,000** Sold Date **14-Aug-23**

Distance **0.99km**



**3/7 KNOX STREET CARRUM DOWNS VIC 3201**

2 1 1

Sold Price **\$498,000** Sold Date **19-Sep-23**

Distance **1.07km**

RS = Recent sale      UN = Undisclosed Sale

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