

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

12 TOLGA CLOSE 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

\$699,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,449

Property type

Land

Suburb

Carrum Downs

Period-from

01 Dec 2022

to

30 Nov 2023

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

6 HILLVIEW DRIVE CARRUM DOWNS VIC 3201	\$760,500	04-Aug-23
23 MADISSON CRESCENT CARRUM DOWNS VIC 3201	\$750,000	02-Sep-23
5 HOOPER DRIVE SKYE VIC 3977	\$760,000	27-Jul-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: 07 December 2023



**6 HILLVIEW DRIVE CARRUM
DOWNS VIC 3201**

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Sold Price **\$760,500** Sold Date **04-Aug-23**

Distance **0.88km**



**23 MADISSON CRESCENT CARRUM
DOWNS VIC 3201**

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Sold Price **\$750,000** Sold Date **02-Sep-23**

Distance **0.94km**



5 HOOPER DRIVE SKYE VIC 3977

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Sold Price **\$760,000** Sold Date **27-Jul-23**

Distance **1.21km**

RS = Recent sale UN = Undisclosed Sale

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