

# 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

14 Shearwater Drive, Carrum Downs Vic 3201
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$690,000
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 & 

\$750,000
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### Median sale price

Median price 

\$693,000
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 Property Type 

House
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 Suburb 

Carrum Downs
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Period - From 

01/10/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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 six 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	41 Broderick Rd CARRUM DOWNS 3201	\$751,500	13/01/2024
2	1 Myna Ct CARRUM DOWNS 3201	\$750,000	31/01/2024
3	24 Shearwater Dr CARRUM DOWNS 3201	\$720,000	23/11/2023

**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 six months.~~

This Statement of Information was prepared on:

27/03/2024 10:54
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 4  1  2

**Property Type:** House (Res)

**Land Size:** 653 sqm approx

Agent Comments

**Indicative Selling Price**

\$690,000 - \$750,000

**Median House Price**

December quarter 2023: \$693,000

## Comparable Properties

41 Broderick Rd CARRUM DOWNS 3201 (VG) [Agent Comments](#)

 3  -  -

**Price:** \$751,500

**Method:** Sale

**Date:** 13/01/2024

**Property Type:** House (Res)

**Land Size:** 720 sqm approx



1 Myna Ct CARRUM DOWNS 3201 (REI/VG) [Agent Comments](#)

 5  2  2

**Price:** \$750,000

**Method:** Sold Before Auction

**Date:** 31/01/2024

**Property Type:** House

**Land Size:** 644 sqm approx



24 Shearwater Dr CARRUM DOWNS 3201 (VG) [Agent Comments](#)

 3  -  -

**Price:** \$720,000

**Method:** Sale

**Date:** 23/11/2023

**Property Type:** House (Res)

**Land Size:** 651 sqm approx

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