

## 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

147 CARRUM WOODS 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

\$720,000

&

\$792,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Carrum Downs

Period-from

01 May 2023

to

30 Apr 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

5 TOLGA CLOSE CARRUM DOWNS VIC 3201	\$770,000	04-Apr-24
3 OVERALL DRIVE SKYE VIC 3977	\$760,000	10-May-24
21 SANDALWOOD GROVE CARRUM DOWNS VIC 3201	\$770,000	12-Dec-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: 22 May 2024



**5 TOLGA CLOSE CARRUM DOWNS VIC 3201**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date **04-Apr-24**

Distance **0.28km**



**3 OVERALL DRIVE SKYE VIC 3977**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date **10-May-24**

Distance **0.84km**



**21 SANDALWOOD GROVE CARRUM DOWNS VIC 3201**

 4
  2
  2

Sold Price

**\$770,000**

Sold Date **12-Dec-23**

Distance **0.53km**

RS = Recent sale      UN = Undisclosed Sale

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