

## 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

15 CARRUM BELLA 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

\$750,000

&

\$820,000

### 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

31 THORNBILL DRIVE CARRUM DOWNS VIC 3201	\$760,000	12-Jan-24
36 GAMBLE ROAD CARRUM DOWNS VIC 3201	\$705,000	19-Apr-24

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: 02 May 2024

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**31 THORNBILL DRIVE CARRUM  
DOWNS VIC 3201**

 3  2  2

Sold Price **\$760,000** Sold Date **12-Jan-24**

Distance **0.41km**



**36 GAMBLE ROAD CARRUM  
DOWNS VIC 3201**

 3  2  2

Sold Price <sup>RS</sup> **\$705,000** <sup>UN</sup> Sold Date **19-Apr-24**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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