

## 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

16 CHAPMAN STREET 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

\$649,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2023

to

29 Feb 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

|   |           |           |
|---|-----------|-----------|
| 59 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201 | \$700,000 | 30-Mar-23 |
| 3 STARCHENKO COURT CARRUM DOWNS VIC 3201    | \$685,000 | 03-Oct-22 |
| 26 ORAMA AVENUE CARRUM DOWNS VIC 3201       | \$684,000 | 22-Dec-22 |

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: 04 March 2024

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**59 CARRUM WOODS DRIVE  
CARRUM DOWNS VIC 3201**

3 2 2

Sold Price **\$700,000** Sold Date **30-Mar-23**

Distance **0.13km**



**3 STARCHENKO COURT CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price **\$685,000** Sold Date **03-Oct-22**

Distance **0.25km**



**26 ORAMA AVENUE CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price **\$684,000** Sold Date **22-Dec-22**

Distance **0.32km**

RS = Recent sale      UN = Undisclosed Sale

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