

## 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

19 SCARLETT AVENUE 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

&

\$779,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jun 2023

to

31 May 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

3 OVERALL DRIVE SKYE VIC 3977	\$760,000	10-May-24
1 JOHN MONASH DRIVE SKYE VIC 3977	\$740,000	24-Dec-23
47 SANDALWOOD GROVE CARRUM DOWNS VIC 3201	\$740,000	09-May-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.~~

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**3 OVERALL DRIVE SKYE VIC 3977** Sold Price <sup>RS</sup> **\$760,000** Sold Date **10-May-24**

4 2 2

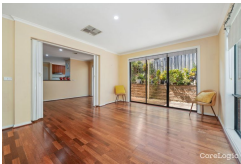
Distance **0.29km**



**1 JOHN MONASH DRIVE SKYE VIC 3977** Sold Price **\$740,000** Sold Date **24-Dec-23**

4 2 2

Distance **0.45km**



**47 SANDALWOOD GROVE CARRUM DOWNS VIC 3201** Sold Price <sup>RS</sup> **\$740,000** Sold Date **09-May-24**

4 2 2

Distance **0.82km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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