

## 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

202 SPARROW LANE 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Apr 2023

to

31 Mar 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

1/5 GRNJA WAY CARRUM DOWNS VIC 3201	\$485,000	15-Jan-24
14/50 PROTEA STREET CARRUM DOWNS VIC 3201	\$480,000	08-Feb-24
152A HALL ROAD CARRUM DOWNS VIC 3201	\$515,000	19-Nov-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 April 2024



**1/5 GRNJA WAY CARRUM DOWNS VIC 3201**

2 2 1

Sold Price

**\$485,000**

Sold Date

**15-Jan-24**

Distance

**0.13km**



**14/50 PROTEA STREET CARRUM DOWNS VIC 3201**

2 1 1

Sold Price

**\$480,000**

Sold Date

**08-Feb-24**

Distance

**0.18km**



**152A HALL ROAD CARRUM DOWNS VIC 3201**

2 1 1

Sold Price

**\$515,000**

Sold Date

**19-Nov-23**

Distance

**0.29km**



**9/5 PINWOOD DRIVE CARRUM DOWNS VIC 3201**

2 1 1

Sold Price

**\$505,000**

Sold Date

**20-Dec-23**

Distance

**0.32km**



**3/103A CADLES ROAD CARRUM DOWNS VIC 3201**

2 1 1

Sold Price

<sup>RS</sup> **\$518,000**

Sold Date

**27-Mar-24**

Distance

**0.7km**



**4/91 OGRADYS ROAD CARRUM DOWNS VIC 3201**

2 1 1

Sold Price

<sup>RS</sup> **\$505,000** <sup>UN</sup>

Sold Date

**06-Feb-24**

Distance

**1.29km**

RS = Recent sale

UN = Undisclosed Sale

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