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

22 THORNBILL DRIVE CARRUM DOWNS VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$690,000	&	\$750,000
Single Pilce	between	φ090,000	α	\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$700,000	Prop	erty type House		Suburb	Carrum Downs	
Period-from	01 Apr 2023	to	31 Mar 2	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.

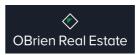
Address of comparable property	Price	Date of sale
2 MARSHALL CLOSE CARRUM DOWNS VIC 3201	\$720,000	02-Dec-23
11 FANTAIL COURT CARRUM DOWNS VIC 3201	\$740,000	27-Feb-24
313 BALLARTO ROAD CARRUM DOWNS VIC 3201	\$667,000	13-Nov-23

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: 29 April 2024





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2 MARSHALL CLOSE CARRUM **DOWNS VIC 3201**

₾ 2 ⇔ 2 Sold Price

\$720,000 Sold Date 02-Dec-23

Distance 1.1km



11 FANTAIL COURT CARRUM **DOWNS VIC 3201**

四 4 ₾ 2 Sold Price

\$740,000 Sold Date 27-Feb-24

Distance 0.74km



313 BALLARTO ROAD CARRUM **DOWNS VIC 3201**

Sold Price

\$667,000 Sold Date 13-Nov-23

Distance 1.11km

RS = Recent sale

UN = Undisclosed Sale

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