

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

24/15 BALMAIN 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Oct 2022

to

30 Sep 2023

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

4/197 SEAFORD ROAD SEAFORD VIC 3198	\$500,000	06-May-23
12/70 PROTEA STREET CARRUM DOWNS VIC 3201	\$475,500	27-May-23
40/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$470,000	03-Jul-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: 26 October 2023



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**4/197 SEAFORD ROAD SEAFORD
VIC 3198**

2 1 1

Sold Price

\$500,000

Sold Date **06-May-23**

Distance

1.79km



**12/70 PROTEA STREET CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price

\$475,500

Sold Date **27-May-23**

Distance

1.84km



**40/11 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price

\$470,000

Sold Date **03-Jul-23**

Distance

2.31km

RS = Recent sale

UN = Undisclosed Sale

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