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 WHIPBIRD 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	\$640,000	&	\$670,000
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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
20 CURRAWONG DRIVE CARRUM DOWNS VIC 3201	\$670,000	12-Feb-24
1 TYNTYNDER DRIVE CARRUM DOWNS VIC 3201	\$652,500	17-Dec-23
8 TREHERNE COURT CARRUM DOWNS VIC 3201	\$646,000	07-Dec-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: 08 April 2024





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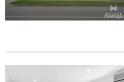


20 CURRAWONG DRIVE CARRUM Sold Price **DOWNS VIC 3201**

RS \$670,000 Sold Date 12-Feb-24

Distance

0.77km



1 TYNTYNDER DRIVE CARRUM **DOWNS VIC 3201**

Sold Price

\$652,500 Sold Date **17-Dec-23**

Distance

0.96km



8 TREHERNE COURT CARRUM

Sold Price

\$646,000 Sold Date 07-Dec-23

Distance

1.38km

DOWNS VIC 3201

■ 3

■ 3

■ 3

₾ 1

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RS = Recent sale UN = Undisclosed Sale

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