

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

253 BALLARTO ROAD 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

\$530,000

&

\$580,000

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

97 LYREBIRD DRIVE CARRUM DOWNS VIC 3201	\$650,000	23-Dec-23
5 TALBA COURT CARRUM DOWNS VIC 3201	\$650,000	07-May-24
5 LUSCOMBE AVENUE CARRUM DOWNS VIC 3201	\$615,000	26-Apr-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.~~

This Statement of Information was prepared on: 17 June 2024



97 LYREBIRD DRIVE CARRUM DOWNS VIC 3201

3 2 4

Sold Price **\$650,000** Sold Date **23-Dec-23**

Distance **0.91km**



5 TALBA COURT CARRUM DOWNS VIC 3201

3 2 2

Sold Price Sold Date **07-May-24**

Distance **0.25km**



5 LUSCOMBE AVENUE CARRUM DOWNS VIC 3201

3 2 2

Sold Price ^{RS} **\$615,000** Sold Date **26-Apr-24**

Distance **2.52km**

RS = Recent sale UN = Undisclosed Sale

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