

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

3/20 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

\$549,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Aug 2022

to

31 Jul 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

4/48 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$572,000	03-Jul-23
1/38 WHIMBREL CRESCENT CARRUM DOWNS VIC 3201	\$535,000	13-Jul-23
3/77 PROTEA STREET CARRUM DOWNS VIC 3201	\$620,000	30-May-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: 24 August 2023

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4/48 BRODERICK ROAD CARRUM DOWNS VIC 3201

3 1 2

Sold Price

^{RS} **\$572,000**

Sold Date

03-Jul-23

Distance

0.8km



1/38 WHIMBREL CRESCENT CARRUM DOWNS VIC 3201

3 1 1

Sold Price

\$535,000

Sold Date

13-Jul-23

Distance

0.31km



3/77 PROTEA STREET CARRUM DOWNS VIC 3201

3 1 1

Sold Price

\$620,000

Sold Date

30-May-23

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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