

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 SONGLARK CRESCENT 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Carrum Downs

Period-from

01 May 2023

to

30 Apr 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

4 BARNETT AVENUE CARRUM DOWNS VIC 3201	\$815,000	20-Apr-24
37 HILLVIEW DRIVE CARRUM DOWNS VIC 3201	\$810,000	01-Apr-24
55 SPENCER DRIVE CARRUM DOWNS VIC 3201	\$790,000	20-Jan-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 May 2024



4 BARNETT AVENUE CARRUM DOWNS VIC 3201

3 2 1

Sold Price

^{RS}

\$815,000

Sold Date

20-Apr-24

Distance

1.31km



37 HILLVIEW DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price

^{RS}

\$810,000

Sold Date

01-Apr-24

Distance

0.54km



55 SPENCER DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price

\$790,000

Sold Date

20-Jan-24

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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