

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

31/15 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

\$535,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

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

1/67 MOORHEN CRESCENT CARRUM DOWNS VIC 3201	\$570,000	06-Mar-24
37A HALL ROAD CARRUM DOWNS VIC 3201	\$555,000	17-Apr-24
5/205 BALLARTO ROAD CARRUM DOWNS VIC 3201	\$535,000	17-Feb-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: 22 June 2024



**1/67 MOORHEN CRESCENT
CARRUM DOWNS VIC 3201**

3 1 1

Sold Price **\$570,000** Sold Date **06-Mar-24**

Distance **0.47km**



**37A HALL ROAD CARRUM DOWNS
VIC 3201**

3 1 2

Sold Price **\$555,000** Sold Date **17-Apr-24**

Distance **1.11km**



**5/205 BALLARTO ROAD CARRUM
DOWNS VIC 3201**

3 1 1

Sold Price **\$535,000** Sold Date **17-Feb-24**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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