

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

36 GAMBLE 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2023

to

29 Feb 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

6 SASH CLOSE CARRUM DOWNS VIC 3201	\$663,000	06-Nov-23
28 THORNBILL DRIVE CARRUM DOWNS VIC 3201	\$737,000	03-Feb-24
12 ALLIED DRIVE CARRUM DOWNS VIC 3201	\$715,500	24-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: 19 March 2024



6 SASH CLOSE CARRUM DOWNS VIC 3201

3 2 2

Sold Price

\$663,000

Sold Date **06-Nov-23**

Distance

0.45km



28 THORNBILL DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price

\$737,000

Sold Date **03-Feb-24**

Distance

0.54km



12 ALLIED DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price

^{RS} **\$715,500** ^{UN}

Sold Date **24-Feb-24**

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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