

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

4/31 MCCORMICKS 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

\$549,950

&

\$599,950

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Nov 2022

to

31 Oct 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

3/35 MCCORMICKS ROAD CARRUM DOWNS VIC 3201	\$600,000	21-Aug-23
3/38 MCCORMICKS ROAD SKYE VIC 3977	\$600,000	01-Mar-23
5/38 MCCORMICKS ROAD SKYE VIC 3977	\$572,500	10-Feb-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: 02 November 2023

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**3/35 MCCORMICKS ROAD
CARRUM DOWNS VIC 3201**

3 2 2

Sold Price **\$600,000** Sold Date **21-Aug-23**

Distance **0.04km**



**3/38 MCCORMICKS ROAD SKYE
VIC 3977**

3 2 2

Sold Price Sold Date **01-Mar-23**

Distance **0.14km**



**5/38 MCCORMICKS ROAD SKYE
VIC 3977**

3 2 2

Sold Price **\$572,500** Sold Date **10-Feb-23**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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