

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 CARRUM WOODS 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

\$650,000

&

\$689,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Oct 2022

to

30 Sep 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

9 ELLA PAIGE PLACE CARRUM DOWNS VIC 3201	\$670,000	29-Aug-23
16 ELSTAR DRIVE CARRUM DOWNS VIC 3201	\$680,000	17-Jun-23
40 WATTLEWOODS PLACE CARRUM DOWNS VIC 3201	\$678,000	16-Sep-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: 11 October 2023

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**9 ELLA PAIGE PLACE CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price ^{RS} **\$670,000** Sold Date **29-Aug-23**

Distance **0.17km**



**16 ELSTAR DRIVE CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price **\$680,000** Sold Date **17-Jun-23**

Distance **0.2km**



**40 WATTLEWOODS PLACE
CARRUM DOWNS VIC 3201**

3 2 2

Sold Price ^{RS} **\$678,000** Sold Date **16-Sep-23**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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