

## 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

5/20 BALMAIN DRIVE CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

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

1/12 SHEARWATER DRIVE CARRUM DOWNS VIC 3201	\$615,000	06-Dec-23
3/30 WILLIAM ROAD CARRUM DOWNS VIC 3201	\$580,000	09-Sep-23
3/20 BALMAIN DRIVE CARRUM DOWNS VIC 3201	\$555,000	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.~~

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**1/12 SHEARWATER DRIVE CARRUM DOWNS VIC 3201** Sold Price **\$615,000** Sold Date **06-Dec-23**

3 1 2

Distance **0.34km**



**3/30 WILLIAM ROAD CARRUM DOWNS VIC 3201** Sold Price **\$580,000** Sold Date **09-Sep-23**

3 1 2

Distance **1.44km**



**3/20 BALMAIN DRIVE CARRUM DOWNS VIC 3201** Sold Price **\$555,000** Sold Date **16-Sep-23**

3 1 2

Distance **0.04km**

RS = Recent sale      UN = Undisclosed Sale

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