

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 SILVERBARK COURT 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

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

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

26 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201	\$675,000	13-Apr-24
7 MYHAVEN CIRCUIT CARRUM DOWNS VIC 3201	\$680,000	25-Mar-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: 28 June 2024



26 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201

 3  2  2

Sold Price **\$675,000** Sold Date **13-Apr-24**

Distance **0.72km**



7 MYHAVEN CIRCUIT CARRUM DOWNS VIC 3201

 3  2  2

Sold Price **\$680,000** Sold Date **25-Mar-24**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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