

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

6 SASH CLOSE 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

\$590,000

&

\$649,000

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

3 DORCHESTER CRESCENT CARRUM DOWNS VIC 3201	\$653,000	23-Sep-23
65 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$645,000	26-Sep-23
136 HALL ROAD CARRUM DOWNS VIC 3201	\$625,000	16-Aug-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: 17 October 2023



3 DORCHESTER CRESCENT CARRUM DOWNS VIC 3201

 3  2  4

Sold Price

^{RS}

\$653,000

Sold Date

23-Sep-23

Distance

0.85km



65 OGRADYS ROAD CARRUM DOWNS VIC 3201

 3  2  2

Sold Price

^{RS}

\$645,000

Sold Date

26-Sep-23

Distance

1.7km



136 HALL ROAD CARRUM DOWNS VIC 3201

 3  2  2

Sold Price

\$625,000

Sold Date

16-Aug-23

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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