

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

7 JESSICA PLACE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Carrum Downs

Period-from

01 May 2023

to

30 Apr 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

2 LILY PLACE CARRUM DOWNS VIC 3201	\$850,000	05-Feb-24
8 CASTLEREAGH STREET CARRUM DOWNS VIC 3201	\$788,000	28-Dec-23
41 PROTEA STREET CARRUM DOWNS VIC 3201	\$780,000	15-Apr-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: 26 May 2024



2 LILY PLACE CARRUM DOWNS VIC 3201

4 2 2

Sold Price **\$850,000** Sold Date **05-Feb-24**

Distance **1.8km**



8 CASTLEREAGH STREET CARRUM DOWNS VIC 3201

4 2 2

Sold Price **\$788,000** Sold Date **28-Dec-23**

Distance **0.68km**



41 PROTEA STREET CARRUM DOWNS VIC 3201

4 2 2

Sold Price ^{RS} **\$780,000** Sold Date **15-Apr-24**

Distance **0.95km**

RS = Recent sale UN = Undisclosed Sale

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