Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

ebird Drive, Carrum Downs Vic 3201
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000	&	\$638,000
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Median sale price

Median price \$68	84,000 Pr	roperty Type	House		Suburb	Carrum Downs
Period - From 01/	/10/2022 to	30/09/2023		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	27 Carrington Cr CARRUM DOWNS 3201	\$620,000	02/10/2023
2	7 Goldfinch Ct CARRUM DOWNS 3201	\$605,500	19/09/2023
3	43 Ti Tree Cr SEAFORD 3198	\$580,000	16/09/2023

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 six months.

This Statement of Information was prepared on:	28/11/2023 11:11



Date of sale







Property Type: House (Previously Occupied - Detached)
Land Size: 683 sqm approx

Agent Comments

Indicative Selling Price \$580,000 - \$638,000 Median House Price Year ending September 2023: \$684,000

Comparable Properties



27 Carrington Cr CARRUM DOWNS 3201

(REI/VG)

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2 2

Price: \$620,000 Method: Private Sale Date: 02/10/2023 Property Type: House Land Size: 686 sqm approx **Agent Comments**



7 Goldfinch Ct CARRUM DOWNS 3201

(REI/VG)

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Price: \$605,500 Method: Private Sale Date: 19/09/2023 Property Type: House Land Size: 655 sqm approx **Agent Comments**



43 Ti Tree Cr SEAFORD 3198 (REI/VG)

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Price: \$580,000 Method: Auction Sale Date: 16/09/2023

Property Type: House (Res) Land Size: 530 sqm approx **Agent Comments**

Account - 11 North | P: 1300 353 836





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