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	6/20 BALMAIN DRIVE 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	$510,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$578,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Nov 2023	to	31 Oct 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
5/4 BUSHY PARK PLACE CARRUM DOWNS VIC 3201	$542,000	23-Jun-24
3/41 HALL ROAD CARRUM DOWNS VIC 3201	$523,000	06-Sep-24
29/21 HALL ROAD CARRUM DOWNS VIC 3201	$550,000	04-Sep-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: 18 November 2024

OBrien Real Estate

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5/4 BUSHY PARK PLACE CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$542,000** Sold Date **23-Jun-24**

Distance **0.54km**



3/41 HALL ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price RS **$523,000** Sold Date **06-Sep-24**

Distance **1.3km**



29/21 HALL ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$550,000** Sold Date **04-Sep-24**

Distance **1.19km**

RS = Recent sale **UN** = Undisclosed Sale

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