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	4 FIRTH 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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$571,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 May 2022	to	30 Apr 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
132 CADLES ROAD CARRUM DOWNS VIC 3201	$800,000	01-Dec-22
49 SURFERS CRESCENT CARRUM DOWNS VIC 3201	$695,000	28-Feb-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.

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132 CADLES ROAD CARRUM DOWNS VIC 3201

4 3 2

Sold Price **$800,000** Sold Date **01-Dec-22**

Distance **1.82km**



49 SURFERS CRESCENT CARRUM DOWNS VIC 3201

4 2 2

Sold Price **$695,000** Sold Date **28-Feb-23**

Distance **1.89km**

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

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