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<br>Including suburb and postcode | 15 HARRISON COURT 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 | $705,000 | Property type | House | Suburb | Carrum Downs |
| Period-from | 01 Jun 2022 | to | 31 May 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 |
|---|---|---|
| 46 BRUMBYS ROAD CARRUM DOWNS VIC 3201 | $800,000 | 27-Apr-23 |
| 55 HILLVIEW DRIVE CARRUM DOWNS VIC 3201 | $780,000 | 17-Apr-23 |
| 2 THE GLEN CARRUM DOWNS VIC 3201 | $750,000 | 06-Mar-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: 24 June 2023

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**46 BRUMBYS ROAD CARRUM DOWNS VIC 3201**

4 2 2

Sold Price **$800,000** Sold Date **27-Apr-23**

Distance **1.63km**



**55 HILLVIEW DRIVE CARRUM DOWNS VIC 3201**

4 2 2

Sold Price **$780,000** Sold Date **17-Apr-23**

Distance **1.34km**



**2 THE GLEN CARRUM DOWNS VIC 3201**

3 1 2

Sold Price **$750,000** Sold Date **06-Mar-23**

Distance **0.73km**

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

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