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	9/20 ROBIN 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Mar 2024	to	28 Feb 2025	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
60 TUCKER BOULEVARD CARRUM DOWNS VIC 3201	$612,000	12-Feb-25
4/21 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	$610,000	22-Oct-24
26/75 HERBERT ROAD CARRUM DOWNS VIC 3201	$580,000	08-Dec-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.~~

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60 TUCKER BOULEVARD CARRUM DOWNS VIC 3201

3 2 1

Sold Price RS $612,000 Sold Date 12-Feb-25

Distance 0.33km



4/21 BRUNNINGS ROAD CARRUM DOWNS VIC 3201

3 2 1

Sold Price $610,000 Sold Date 22-Oct-24

Distance 1.39km



26/75 HERBERT ROAD CARRUM DOWNS VIC 3201

3 2 1

Sold Price $580,000 Sold Date 08-Dec-24

Distance 1.57km

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

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