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 BELMONT 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	$799,000	&	$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Sep 2023	to	31 Aug 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
1 MADISSON CRESCENT CARRUM DOWNS VIC 3201	$880,000	30-Aug-24
15 CARRUM BELLA DRIVE CARRUM DOWNS VIC 3201	$760,000	02-Jul-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: 19 September 2024

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1 MADISSON CRESCENT CARRUM DOWNS VIC 3201

4 2 2

Sold Price RS **$880,000** UN

Sold Date **30-Aug-24**

Distance **1.62km**



15 CARRUM BELLA DRIVE CARRUM DOWNS VIC 3201

3 2 1

Sold Price **$760,000**

Sold Date **02-Jul-24**

Distance **1.36km**

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

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