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	1 MADISSON CRESCENT 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	&	$878,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Aug 2023	to	31 Jul 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 CAPTAIN COOK CLOSE SKYE VIC 3977	$800,000	11-Apr-24
11 ALLUVIAN WAY CARRUM DOWNS VIC 3201	$840,000	24-Jul-24
39 TRAFFORD ROAD CARRUM DOWNS VIC 3201	$895,000	25-Jun-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: 23 August 2024

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1 CAPTAIN COOK CLOSE SKYE VIC 3977

4 2 2

Sold Price **$800,000** Sold Date **11-Apr-24**

Distance **0.2km**



11 ALLUVIAN WAY CARRUM DOWNS VIC 3201

4 2 2

Sold Price RS **$840,000** Sold Date **24-Jul-24**

Distance **0.24km**



39 TRAFFORD ROAD CARRUM DOWNS VIC 3201

4 2 2

Sold Price RS **$895,000** UN Sold Date **25-Jun-24**

Distance **2.23km**

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

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