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 | 9 BALMAIN 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 | $620,000 | & | $660,000 |
|---|---|---|---|---|---|

## 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 |
|---|---|---|
| 21 MOORHEN CRESCENT CARRUM DOWNS VIC 3201 | $670,000 | 06-Aug-24 |
| 10 BRODERICK ROAD CARRUM DOWNS VIC 3201 | $656,000 | 22-Apr-24 |
| 78 GREENWOOD DRIVE CARRUM DOWNS VIC 3201 | $645,000 | 29-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: 13 September 2024

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**21 MOORHEN CRESCENT CARRUM DOWNS VIC 3201**

3 1 2

Sold Price **$670,000** Sold Date **06-Aug-24**

Distance **0.71km**



**10 BRODERICK ROAD CARRUM DOWNS VIC 3201**

3 1 2

Sold Price **$656,000** Sold Date **22-Apr-24**

Distance **1.19km**



**78 GREENWOOD DRIVE CARRUM DOWNS VIC 3201**

3 1 -

Sold Price **$645,000** Sold Date **29-Jun-24**

Distance **1.39km**

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

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