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 MARSHALL CLOSE 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	$630,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$691,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Nov 2022	to	31 Oct 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
8 RICHMOND AVENUE CARRUM DOWNS VIC 3201	$610,000	02-Oct-23
3 SURREY COURT CARRUM DOWNS VIC 3201	$628,000	19-May-23
37 LUSCOMBE AVENUE CARRUM DOWNS VIC 3201	$687,000	20-May-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: 23 November 2023

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8 RICHMOND AVENUE CARRUM DOWNS VIC 3201

3 1 2

Sold Price RS **$610,000** Sold Date **02-Oct-23**

Distance **0.97km**

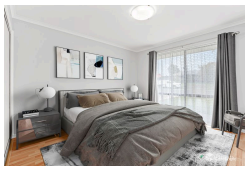


3 SURREY COURT CARRUM DOWNS VIC 3201

3 1 2

Sold Price **$628,000** Sold Date **19-May-23**

Distance **0.83km**



37 LUSCOMBE AVENUE CARRUM DOWNS VIC 3201

3 1 2

Sold Price **$687,000** Sold Date **20-May-23**

Distance **1.23km**

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

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