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	1/12 SHEARWATER 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	$550,000	&	$605,000

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
3/30 WILLIAM ROAD CARRUM DOWNS VIC 3201	$580,000	09-Sep-23
3/20 BALMAIN DRIVE CARRUM DOWNS VIC 3201	$555,000	16-Sep-23
17/79 GREENWOOD DRIVE CARRUM DOWNS VIC 3201	$550,000	09-Oct-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: 29 November 2023

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3/30 WILLIAM ROAD CARRUM DOWNS VIC 3201

3 1 2

Sold Price **$580,000** Sold Date **09-Sep-23**

Distance **1.2km**



3/20 BALMAIN DRIVE CARRUM DOWNS VIC 3201

3 1 2

Sold Price **$555,000** Sold Date **16-Sep-23**

Distance **0.3km**



17/79 GREENWOOD DRIVE CARRUM DOWNS VIC 3201

3 1 -

Sold Price **$550,000** Sold Date **09-Oct-23**

Distance **0.92km**

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

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