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	20 SUNFLOWER CIRCUIT 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$567,500	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Sep 2022	to	31 Aug 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
22 BATEMAN COURT CARRUM DOWNS VIC 3201	$660,000	31-Jul-23
22 BRONZEWING DRIVE CARRUM DOWNS VIC 3201	$645,000	19-Jun-23
36 BOTANY DRIVE CARRUM DOWNS VIC 3201	$610,000	26-Jun-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.~~

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22 BATEMAN COURT CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS $660,000 Sold Date 31-Jul-23

Distance 1.68km



22 BRONZEWING DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price $645,000 Sold Date 19-Jun-23

Distance 0.55km



36 BOTANY DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price $610,000 Sold Date 26-Jun-23

Distance 1.39km

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

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