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	3 FLORA LANE 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	$571,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 May 2022	to	30 Apr 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.

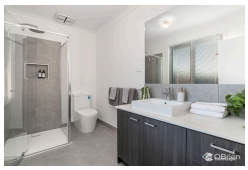
Address of comparable property	Price	Date of sale
5/17 MADISSON CRESCENT CARRUM DOWNS VIC 3201	$675,000	16-Feb-23
8/10 REDGUM AVENUE CARRUM DOWNS VIC 3201	$620,000	10-Feb-23
6/10 REDGUM AVENUE CARRUM DOWNS VIC 3201	$610,000	10-Feb-23

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 May 2023

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5/17 MADISSON CRESCENT CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$675,000** Sold Date **16-Feb-23**

Distance **1.46km**



8/10 REDGUM AVENUE CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$620,000** Sold Date **10-Feb-23**

Distance **0.27km**



6/10 REDGUM AVENUE CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$610,000** Sold Date **10-Feb-23**

Distance **0.27km**

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

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