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	2/27 GRNJA WAY 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	$420,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$571,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Jun 2022	to	31 May 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
4 SPARROW LANE CARRUM DOWNS VIC 3201	$435,000	29-Mar-23
202 NADA WAY CARRUM DOWNS VIC 3201	$446,000	10-May-23
1/1-27 GRNJA WAY CARRUM DOWNS VIC 3201	$455,000	22-Mar-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: 06 June 2023

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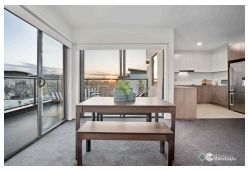


4 SPARROW LANE CARRUM DOWNS VIC 3201

2 2 1

Sold Price **$435,000** Sold Date **29-Mar-23**

Distance **0.13km**



202 NADA WAY CARRUM DOWNS VIC 3201

2 2 1

Sold Price RS **$446,000** Sold Date **10-May-23**

Distance **0.08km**



1/1-27 GRNJA WAY CARRUM DOWNS VIC 3201

2 2 1

Sold Price RS **$455,000** Sold Date **22-Mar-23**

Distance **0km**

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

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