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	20/32 LATS AVENUE 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	$560,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$567,500	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Oct 2022	to	30 Sep 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.~~

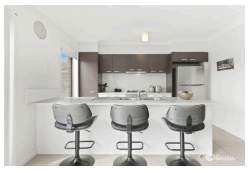
Address of comparable property	Price	Date of sale
21/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	$610,000	10-Oct-23
36 BOTANY DRIVE CARRUM DOWNS VIC 3201	$610,000	26-Jun-23

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.

This Statement of Information was prepared on: 28 October 2023

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21/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS $610,000 Sold Date 10-Oct-23

Distance 0.83km



36 BOTANY DRIVE CARRUM DOWNS VIC 3201

3 2 2

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

Distance 0.34km

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

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