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	4 DUNROBIN COURT 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	$590,000	&	$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$712,250	Property type	House	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
3 EUCALYPTUS WALK CARRUM DOWNS VIC 3201	$630,000	15-Dec-22
3 ROWAN COURT CARRUM DOWNS VIC 3201	$615,000	29-Mar-23
18 ALLIED DRIVE CARRUM DOWNS VIC 3201	$597,500	24-Nov-22

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: 19 May 2023

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3 EUCALYPTUS WALK CARRUM DOWNS VIC 3201

3 1 2

Sold Price **$630,000** Sold Date **15-Dec-22**

Distance **1.54km**



3 ROWAN COURT CARRUM DOWNS VIC 3201

3 1 2

Sold Price RS **$615,000** Sold Date **29-Mar-23**

Distance **1.2km**



18 ALLIED DRIVE CARRUM DOWNS VIC 3201

3 1 2

Sold Price **$597,500** Sold Date **24-Nov-22**

Distance **0.55km**

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

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