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	8/68 WEDGE ROAD 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	$549,000	&	$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	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
5/63 CLIFTON GROVE CARRUM DOWNS VIC 3201	$542,500	22-Jun-23
4/182 CADLES ROAD CARRUM DOWNS VIC 3201	$540,000	23-Apr-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: 04 September 2023

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5/63 CLIFTON GROVE CARRUM DOWNS VIC 3201

3 1 2

Sold Price RS **$542,500** Sold Date **22-Jun-23**

Distance **1.25km**



4/182 CADLES ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$540,000** Sold Date **23-Apr-23**

Distance **0.28km**

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

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