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	14 SUNBIRD CRESCENT 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	$680,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Dec 2021	to	30 Nov 2022	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 PETLEY COURT CARRUM DOWNS VIC 3201	$725,000	15-Oct-22
2 ZEBRAFINCH COURT CARRUM DOWNS VIC 3201	$720,000	21-Oct-22
32 WHIPBIRD DRIVE CARRUM DOWNS VIC 3201	$705,000	08-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: 07 December 2022

Harcourts
Olivia Benzur
P 0397826322
M 0432744665
E olivia.benzur@harcourts.com.au

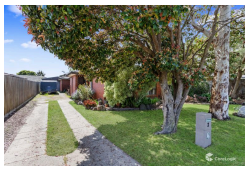


4 PETLEY COURT CARRUM DOWNS VIC 3201

4 2 2

Sold Price RS $725,000 Sold Date 15-Oct-22

Distance 1.57km



2 ZEBRAFINCH COURT CARRUM DOWNS VIC 3201

4 2 1

Sold Price $720,000 Sold Date 21-Oct-22

Distance 0.54km



32 WHIPBIRD DRIVE CARRUM DOWNS VIC 3201

4 2 4

Sold Price RS $705,000 Sold Date 08-Nov-22

Distance 0.47km

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

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