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 CURRAWONG DRIVE 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	$675,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$721,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Oct 2021	to	30 Sep 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 TANDARRA COURT CARRUM DOWNS VIC 3201	$680,000	24-Aug-22
3 STARCHENKO COURT CARRUM DOWNS VIC 3201	$685,000	03-Oct-22
38 PADDINGTON AVENUE CARRUM DOWNS VIC 3201	$710,000	01-Sep-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: 11 October 2022

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4 TANDARRA COURT CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$680,000** Sold Date **24-Aug-22**

Distance **0.54km**

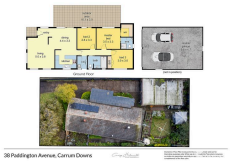


3 STARCHENKO COURT CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS **$685,000** Sold Date **03-Oct-22**

Distance **1.55km**



38 PADDINGTON AVENUE CARRUM DOWNS VIC 3201

3 2 4

Sold Price RS **$710,000** Sold Date **01-Sep-22**

Distance **1.33km**

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

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