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<br>Including suburb and postcode | 28 WHIMBREL 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 | $595,000 | & | $649,000 |
|---|---|---|---|---|---|

## Median sale price

(*Delete house or unit as applicable)

| Median Price | $720,000 | Property type | House | Suburb | Carrum Downs |
|---|---|---|---|---|---|
| Period-from | 01 Feb 2022 | to | 31 Jan 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 |
|---|---|---|
| 32 WHIPBIRD DRIVE CARRUM DOWNS VIC 3201 | $705,000 | 08-Nov-22 |
| 5 WEBSTER COURT CARRUM DOWNS VIC 3201 | $680,000 | 26-Oct-22 |
| 72 GAMBLE ROAD CARRUM DOWNS VIC 3201 | $600,000 | 05-Dec-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.~~

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**32 WHIPBIRD DRIVE CARRUM DOWNS VIC 3201**

4 2 4

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

Distance **0.52km**



**5 WEBSTER COURT CARRUM DOWNS VIC 3201**

4 2 2

Sold Price **$680,000** Sold Date **26-Oct-22**

Distance **1.92km**



**72 GAMBLE ROAD CARRUM DOWNS VIC 3201**

4 2 -

Sold Price **$600,000** Sold Date **05-Dec-22**

Distance **1.94km**

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

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