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	2 LAUREL 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	$630,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$715,000	Property type	Other	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
27 MYHAVEN CIRCUIT CARRUM DOWNS VIC 3201	$695,000	28-Feb-23
11 SHERBOURNE DRIVE CARRUM DOWNS VIC 3201	$605,000	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: 09 May 2023

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27 MYHAVEN CIRCUIT CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$695,000** Sold Date **28-Feb-23**

Distance **1.82km**



11 SHERBOURNE DRIVE CARRUM DOWNS VIC 3201

3 2 1

Sold Price **$605,000** Sold Date **24-Nov-22**

Distance **1.91km**

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

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