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 CHAPMAN STREET 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	$720,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,250	Property type	House	Suburb	Carrum Downs
Period-from	01 Jul 2021	to	30 Jun 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
6 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201	$700,000	02-May-22
34 HERBERT ROAD CARRUM DOWNS VIC 3201	$728,000	07-May-22
9 GREBE COURT CARRUM DOWNS VIC 3201	$795,000	25-Jun-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: 16 July 2022

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6 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$700,000** Sold Date **02-May-22**

Distance **0.61km**



34 HERBERT ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$728,000** Sold Date **07-May-22**

Distance **0.3km**



9 GREBE COURT CARRUM DOWNS VIC 3201

3 2 4

Sold Price RS **$795,000** Sold Date **25-Jun-22**

Distance **-**

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

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