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	1/19 GRNJA WAY 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	$449,000	&	$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Jun 2021	to	31 May 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
7 NADA WAY CARRUM DOWNS VIC 3201	$480,000	23-Mar-22
10 NADA WAY CARRUM DOWNS VIC 3201	$460,000	13-Dec-21
212 SPARROW LANE CARRUM DOWNS VIC 3201	$485,000	16-Feb-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 June 2022

Harcourts
Karen Finch
P 0397826322
M +10415618012
E karen.finch@harcourts.com.au



7 NADA WAY CARRUM DOWNS VIC 3201

2 2 1

Sold Price **$480,000** Sold Date **23-Mar-22**

Distance **-**



10 NADA WAY CARRUM DOWNS VIC 3201

2 2 1

Sold Price **$460,000** Sold Date **13-Dec-21**

Distance **0.08km**



212 SPARROW LANE CARRUM DOWNS VIC 3201

2 2 1

Sold Price **$485,000** Sold Date **16-Feb-22**

Distance **-**

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

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