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	9 GREBE COURT 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	$760,000	&	$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	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
9 BRODERICK ROAD CARRUM DOWNS VIC 3201	$858,000	25-Feb-22
26 COCKATOO DRIVE CARRUM DOWNS VIC 3201	$812,000	12-Mar-22
40 PADDINGTON AVENUE CARRUM DOWNS VIC 3201	$795,000	02-May-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: 20 June 2022

Harcourts
Olivia Benzur
P 0397826322
M 0432744665
E olivia.benzur@harcourts.com.au



9 BRODERICK ROAD CARRUM DOWNS VIC 3201

3 2 4

Sold Price **$858,000** Sold Date **25-Feb-22**

Distance **-**



26 COCKATOO DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$812,000** Sold Date **12-Mar-22**

Distance **-**



40 PADDINGTON AVENUE CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$795,000** Sold Date **02-May-22**

Distance **-**

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

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