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	5 MELSETTA 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	$670,000	&	$725,000

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
5 HAILES COURT CARRUM DOWNS VIC 3201	$735,000	24-Dec-21
66 LUSCOMBE AVENUE CARRUM DOWNS VIC 3201	$690,000	16-Feb-22
34 LUSCOMBE AVENUE CARRUM DOWNS VIC 3201	$722,500	15-Dec-21

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: 29 June 2022

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5 HAILES COURT CARRUM DOWNS VIC 3201

3 1 3

Sold Price **$735,000** Sold Date **24-Dec-21**

Distance **-**



66 LUSCOMBE AVENUE CARRUM DOWNS VIC 3201

3 1 2

Sold Price **$690,000** Sold Date **16-Feb-22**

Distance **0.05km**



34 LUSCOMBE AVENUE CARRUM DOWNS VIC 3201

3 1 2

Sold Price **$722,500** Sold Date **15-Dec-21**

Distance **-**



13 LUSCOMBE AVENUE CARRUM DOWNS VIC 3201

3 1 2

Sold Price **$721,000** Sold Date **17-Oct-21**

Distance **-**

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

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