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<br>Including suburb and postcode | 47 GAMBLE ROAD 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 | $690,000 | & | $759,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $678,250 | Property type | House | Suburb | Carrum Downs |
| Period-from | 01 May 2021 | to | 30 Apr 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 |
|---|---|---|
| 39 TATTLER STREET CARRUM DOWNS VIC 3201 | $732,500 | 26-Mar-22 |
| 162 HALL ROAD CARRUM DOWNS VIC 3201 | $700,000 | 23-Mar-22 |
| 6 ORSETT COURT CARRUM DOWNS VIC 3201 | $705,000 | 08-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: 02 May 2022

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



**39 TATTLER STREET CARRUM DOWNS VIC 3201**

3 1 2

Sold Price RS $732,500 Sold Date 26-Mar-22

Distance 0.92km



**162 HALL ROAD CARRUM DOWNS VIC 3201**

3 1 4

Sold Price RS $700,000 Sold Date 23-Mar-22

Distance 1.12km



**6 ORSETT COURT CARRUM DOWNS VIC 3201**

3 1 4

Sold Price $705,000 Sold Date 08-Feb-22

Distance 0.96km

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

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