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 | 62 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 | $662,500 | Property type | House | Suburb | Carrum Downs |
| Period-from | 01 Mar 2021 | to | 28 Feb 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 |
|---|---|---|
| 20 HEYINGTON BOULEVARD CARRUM DOWNS VIC 3201 | $755,250 | 26-Feb-22 |
| 19 FAIRHAVEN ROAD CARRUM DOWNS VIC 3201 | $707,000 | 13-Jan-22 |
| 146 LYREBIRD DRIVE CARRUM DOWNS VIC 3201 | $726,999 | 05-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.~~

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**20 HEYINGTON BOULEVARD CARRUM DOWNS VIC 3201**

3 2 2

Sold Price RS $755,250 Sold Date 26-Feb-22

Distance 0.91km



**19 FAIRHAVEN ROAD CARRUM DOWNS VIC 3201**

3 2 2

Sold Price $707,000 Sold Date 13-Jan-22

Distance 0.6km



**146 LYREBIRD DRIVE CARRUM DOWNS VIC 3201**

3 2 1

Sold Price RS $726,999 Sold Date 05-Feb-22

Distance 1.1km

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

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