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 | 8 VIKING 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 | $570,000 | & | $610,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $721,000 | Property type | House | Suburb | Carrum Downs |
| Period-from | 01 Sep 2021 | to | 31 Aug 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 ROWELLYN AVENUE CARRUM DOWNS VIC 3201 | $600,000 | 15-Jun-22 |
| 7 PEKINA COURT CARRUM DOWNS VIC 3201 | $568,000 | 10-Jun-22 |
| 2 TUSKAR PLACE CARRUM DOWNS VIC 3201 | $600,000 | 28-Jul-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: 28 September 2022

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**9 ROWELLYN AVENUE CARRUM DOWNS VIC 3201**

3 1 2

Sold Price **$600,000** Sold Date **15-Jun-22**

Distance **1.48km**



**7 PEKINA COURT CARRUM DOWNS VIC 3201**

3 1 2

Sold Price **$568,000** Sold Date **10-Jun-22**

Distance **2.78km**



**2 TUSKAR PLACE CARRUM DOWNS VIC 3201**

3 2 1

Sold Price **$600,000** Sold Date **28-Jul-22**

Distance **2.14km**

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

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