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	40 PADDINGTON AVENUE 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	$695,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$678,250	Property type	House	Suburb	Carrum Downs
Period-from	01 Apr 2021	to	31 Mar 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
95 LYREBIRD DRIVE CARRUM DOWNS VIC 3201	$735,000	21-Mar-22
9 WARBLER COURT CARRUM DOWNS VIC 3201	$766,000	11-Dec-21
75 LYREBIRD DRIVE CARRUM DOWNS VIC 3201	$750,000	08-Mar-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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95 LYREBIRD DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS $735,000 Sold Date 21-Mar-22

Distance 0.92km



9 WARBLER COURT CARRUM DOWNS VIC 3201

3 2 2

Sold Price $766,000 Sold Date 11-Dec-21

Distance 0.85km



75 LYREBIRD DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS $750,000 Sold Date 08-Mar-22

Distance 0.79km

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

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