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 | 58 TUCKER BOULEVARD 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 | $590,000 | & | $640,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $725,000 | Property type | House | Suburb | Carrum Downs |
| Period-from | 01 Nov 2021 | to | 31 Oct 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.

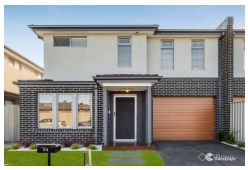
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 54 TUCKER BOULEVARD CARRUM DOWNS VIC 3201 | $655,000 | 08-Aug-22 |
| 2/2 MATTS PLACE CARRUM DOWNS VIC 3201 | $650,000 | 17-Jun-22 |
| 13/20 ROBIN DRIVE CARRUM DOWNS VIC 3201 | $622,000 | 01-Oct-22 |

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: 14 November 2022

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**54 TUCKER BOULEVARD CARRUM DOWNS VIC 3201**

3 2 1

Sold Price **$655,000** Sold Date **08-Aug-22**

Distance **0.02km**



**2/2 MATTS PLACE CARRUM DOWNS VIC 3201**

3 2 2

Sold Price **$650,000** Sold Date **17-Jun-22**

Distance **0.47km**



**13/20 ROBIN DRIVE CARRUM DOWNS VIC 3201**

3 2 2

Sold Price RS **$622,000** Sold Date **01-Oct-22**

Distance **0.33km**

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

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