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	4 JULIANA DRIVE 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Carrum Downs
Period-from	01 May 2023	to	30 Apr 2024	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
6 SHANE COURT CARRUM DOWNS VIC 3201	$720,000	12-Jan-24
18 FAIRHAVEN ROAD CARRUM DOWNS VIC 3201	$710,000	03-Mar-24
12 SANDFIELD DRIVE CARRUM DOWNS VIC 3201	$685,000	08-Feb-24

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: 17 May 2024

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6 SHANE COURT CARRUM DOWNS VIC 3201

3 2 1

Sold Price **$720,000** Sold Date **12-Jan-24**

Distance **0.48km**



18 FAIRHAVEN ROAD CARRUM DOWNS VIC 3201

3 2 -

Sold Price **$710,000** Sold Date **03-Mar-24**

Distance **0.45km**



12 SANDFIELD DRIVE CARRUM DOWNS VIC 3201

3 2 4

Sold Price **$685,000** Sold Date **08-Feb-24**

Distance **0.2km**

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

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