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	9 ELLA PAIGE PLACE 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	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$703,800	Property type	House	Suburb	Carrum Downs
Period-from	01 Aug 2022	to	31 Jul 2023	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
3 RUNDLE DRIVE CARRUM DOWNS VIC 3201	$669,000	21-Mar-23
16 ELSTAR DRIVE CARRUM DOWNS VIC 3201	$680,000	17-Jun-23
11 ST JOHNS WOOD SKYE VIC 3977	$660,000	12-Mar-23

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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3 RUNDLE DRIVE CARRUM DOWNS VIC 3201 Sold Price **$669,000** Sold Date **21-Mar-23**

3 2 1 Distance **0.49km**



16 ELSTAR DRIVE CARRUM DOWNS VIC 3201 Sold Price **$680,000** Sold Date **17-Jun-23**

3 2 2 Distance **0.31km**



11 ST JOHNS WOOD SKYE VIC 3977 Sold Price **$660,000** Sold Date **12-Mar-23**

3 2 2 Distance **0.75km**

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

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