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	1 TYNTYNDER 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Dec 2022	to	30 Nov 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 DORCHESTER CRESCENT CARRUM DOWNS VIC 3201	$653,000	23-Sep-23
33 ALLIED DRIVE CARRUM DOWNS VIC 3201	$645,000	12-Sep-23
82 JACANA DRIVE CARRUM DOWNS VIC 3201	$645,000	06-Jul-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.~~

This Statement of Information was prepared on: 13 December 2023

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3 DORCHESTER CRESCENT CARRUM DOWNS VIC 3201

3 2 4

Sold Price RS **$653,000** Sold Date **23-Sep-23**

Distance **0.36km**



33 ALLIED DRIVE CARRUM DOWNS VIC 3201

3 1 -

Sold Price **$645,000** Sold Date **12-Sep-23**

Distance **0.54km**



82 JACANA DRIVE CARRUM DOWNS VIC 3201

3 1 1

Sold Price Sold Date **06-Jul-23**

Distance **1.11km**

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

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