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	8 Wattlewoods Place, Carrum Downs, VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	$690,000	&	$730,000

Median sale price

Median price	$ 715,000	Property type	House	Suburb	CARRUM DOWNS
Period - From	28/03/2022	to	27/03/2023	Source	core_logic

Comparable property sales

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 six months.

	Address of comparable property	Price	Date of sale
1	11 Bradford Drive, Carrum Downs Vic 3201	$670,000	2022-11-16
2	5/17 Madisson Crescent, Carrum Downs Vic 3201	$675,000	2023-02-16
3	3/17 Madisson Crescent, Carrum Downs Vic 3201	$685,000	2023-01-27

This Statement of Information was prepared on: 28/03/2023

CONSUMER AFFAIRS VICTORIA