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 GUMTREE COURT 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	$670,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$691,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Mar 2023	to	29 Feb 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
5 CRIMSON CRESCENT CARRUM DOWNS VIC 3201	$715,000	11-Dec-23
10 LEWIN STREET CARRUM DOWNS VIC 3201	$715,000	08-Nov-23
4 MONTDAMI WAY CARRUM DOWNS VIC 3201	$715,000	18-Oct-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: 07 March 2024

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5 CRIMSON CRESCENT CARRUM DOWNS VIC 3201

4 2 2

Sold Price **$715,000** Sold Date **11-Dec-23**

Distance **1.32km**



10 LEWIN STREET CARRUM DOWNS VIC 3201

4 2 2

Sold Price Sold Date **08-Nov-23**

Distance **1.61km**



4 MONTDAMI WAY CARRUM DOWNS VIC 3201

4 2 2

Sold Price Sold Date **18-Oct-23**

Distance **1.99km**

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

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