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	4/297 MCCORMICKS ROAD 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	$590,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$562,500	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Feb 2023	to	31 Jan 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.

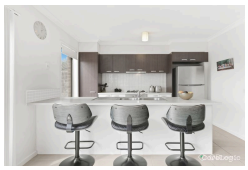
Address of comparable property	Price	Date of sale
21/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	$610,000	10-Oct-23
6/140 CADLES ROAD CARRUM DOWNS VIC 3201	$620,000	31-Oct-23
20 SUNFLOWER CIRCUIT CARRUM DOWNS VIC 3201	$647,000	02-Oct-23

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: 14 February 2024

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21/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$610,000** Sold Date **10-Oct-23**

Distance **0.86km**



6/140 CADLES ROAD CARRUM DOWNS VIC 3201

4 2 2

Sold Price **$620,000** Sold Date **31-Oct-23**

Distance **1.01km**



20 SUNFLOWER CIRCUIT CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$647,000** Sold Date **02-Oct-23**

Distance **1.95km**

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

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