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 Juliana Drive, Carrum Downs Vic 3201

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $705,200 Property Type House Suburb Carrum Downs

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 six 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
1	33 Juliana Dr CARRUM DOWNS 3201	$675,000	12/09/2024
2	13 Orsett Ct CARRUM DOWNS 3201	$682,800	05/09/2024
3	4 Juliana Dr CARRUM DOWNS 3201	$700,000	27/05/2024

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 six months.~~

This Statement of Information was prepared on: 18/10/2024 16:59

9 Juliana Drive, Carrum Downs Vic 3201



3 -

Property Type:
Divorce/Estate/Family Transfers
Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median House Price
September quarter 2024: $705,200

Comparable Properties



33 Juliana Dr CARRUM DOWNS 3201 (REI)

3 1 4

Price: $675,000
Method: Private Sale
Date: 12/09/2024
Property Type: House
Land Size: 639 sqm approx

Agent Comments



13 Orsett Ct CARRUM DOWNS 3201 (REI)

3 2 6

Price: $682,800
Method: Private Sale
Date: 05/09/2024
Property Type: House (Res)

Agent Comments



4 Juliana Dr CARRUM DOWNS 3201 (REI/VG)

3 2 2

Price: $700,000
Method: Private Sale
Date: 27/05/2024
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222

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