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<br>Including suburb and postcode | 7/60 PROTEA STREET 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 | $400,000 | & | $440,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $570,000 | Property type | Unit | Suburb | Carrum Downs |
| Period-from | 01 Apr 2023 | to | 31 Mar 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 |
|---|---|---|
| 12/50 PROTEA STREET CARRUM DOWNS VIC 3201 | $465,000 | 05-Dec-23 |
| 1/7 KNOX STREET CARRUM DOWNS VIC 3201 | $428,000 | 21-Dec-23 |
| 1/11 JERICHO COURT CARRUM DOWNS VIC 3201 | $400,000 | 14-Dec-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: 27 April 2024

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**12/50 PROTEA STREET CARRUM DOWNS VIC 3201**

2 1 1

Sold Price **$465,000** Sold Date **05-Dec-23**

Distance **0.07km**



**1/7 KNOX STREET CARRUM DOWNS VIC 3201**

2 1 -

Sold Price **$428,000** Sold Date **21-Dec-23**

Distance **1.23km**



**1/11 JERICHO COURT CARRUM DOWNS VIC 3201**

2 1 1

Sold Price **$400,000** Sold Date **14-Dec-23**

Distance **1.3km**

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

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