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 | 3 SONGLARK CRESCENT 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 | $800,000 | & | $830,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $700,000 | Property type | House | Suburb | Carrum Downs |
| Period-from | 01 Jun 2023 | to | 31 May 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 |
|---|---|---|
| 31 BANJO BOULEVARD CARRUM DOWNS VIC 3201 | $813,000 | 15-Mar-24 |
| 37 HILLVIEW DRIVE CARRUM DOWNS VIC 3201 | $810,000 | 01-Apr-24 |
| | | |

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: 05 June 2024

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**31 BANJO BOULEVARD CARRUM DOWNS VIC 3201**

3 2 2

Sold Price **$813,000** Sold Date **15-Mar-24**

Distance **0.23km**



**37 HILLVIEW DRIVE CARRUM DOWNS VIC 3201**

3 2 2

Sold Price **$810,000** Sold Date **01-Apr-24**

Distance **0.54km**

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

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