

## 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

12 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$578,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Nov 2023

to

31 Oct 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

24/75 HERBERT ROAD CARRUM DOWNS VIC 3201	\$570,000	22-Oct-24
6/75 CLIFTON PARK DRIVE CARRUM DOWNS VIC 3201	\$610,000	12-Jul-24
5/34 SZER WAY CARRUM DOWNS VIC 3201	\$578,000	30-May-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: 19 November 2024

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## 24/75 HERBERT ROAD CARRUM DOWNS VIC 3201

3 2 1

Sold Price

<sup>RS</sup>

**\$570,000**

Sold Date

**22-Oct-24**

Distance

**1.01km**



## 6/75 CLIFTON PARK DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price

**\$610,000**

Sold Date

**12-Jul-24**

Distance

**1.87km**



## 5/34 SZER WAY CARRUM DOWNS VIC 3201

3 2 2

Sold Price

**\$578,000**

Sold Date

**30-May-24**

Distance

**1.97km**

RS = Recent sale

UN = Undisclosed Sale

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