

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

3/27 Jacaranda Drive 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Sep 2020

to

31 Aug 2021

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

6/79 Greenwood Drive Carrum Downs VIC 3201	\$615,000	16-Aug-21
1/10 Redgum Avenue Carrum Downs VIC 3201	\$625,200	01-May-21
2/28 Madisson Crescent Carrum Downs VIC 3201	\$650,000	05-May-21

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: 29 September 2021



6/79 Greenwood Drive Carrum Downs VIC 3201

 3  2  2

Sold Price

^{RS}

\$615,000

Sold Date

16-Aug-21

Distance

0.87km



1/10 Redgum Avenue Carrum Downs VIC 3201

 3  2  2

Sold Price

\$625,200

Sold Date

01-May-21

Distance

1.46km



2/28 Madisson Crescent Carrum Downs VIC 3201

 3  2  2

Sold Price

\$650,000

Sold Date

05-May-21

Distance

2.54km

RS = Recent sale

UN = Undisclosed Sale

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