

## 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

17/79 GREENWOOD DRIVE CARRUM DOWNS VIC 3201

### Indicative selling price

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

Single Price

or range  
between

\$520,000

&

\$572,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Sep 2022

to

31 Aug 2023

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 1/38 WHIMBREL CRESCENT CARRUM DOWNS VIC 3201 | \$535,000 | 13-Jul-23 |
| 14/55 MCCLELLAND DRIVE SKYE VIC 3977         | \$520,000 | 25-Jun-23 |
| 25/49 OBERON DRIVE CARRUM DOWNS VIC 3201     | \$540,000 | 03-Apr-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: 18 September 2023



## OBrien Real Estate

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### 1/38 WHIMBREL CRESCENT CARRUM DOWNS VIC 3201

3 1 1

Sold Price **\$535,000** Sold Date **13-Jul-23**

Distance **1.04km**



### 14/55 MCCLELLAND DRIVE SKYE VIC 3977

3 1 2

Sold Price **\$520,000** Sold Date **25-Jun-23**

Distance **1.66km**



### 25/49 OBERON DRIVE CARRUM DOWNS VIC 3201

3 1 1

Sold Price **\$540,000** Sold Date **03-Apr-23**

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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