

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 10 Jumbuck Circuit, Carrum Downs

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$570,000 & \$600,000

Median sale price

Median price 577,500 Property type Unit Suburb Carrum Downs

Period - From 1/10/22 to 30/09/23 Source Corelogic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. 12 Jumbuck Cct, Carrum Downs VIC 3201	\$575,000	26/04/23
2. 13 Jumbuck Cct, Carrum Downs VIC 3201	\$570,000	1/05/23
3. 20 Sunflower Cct, Carrum Downs VIC 3201	\$647,000	2/10/23

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 12.10.2023