

## 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

71 LUSCOMBE AVENUE 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

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$711,500

Property type

House

Suburb

Carrum Downs

Period-from

01 May 2024

to

30 Apr 2025

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

|  |           |           |
|--|-----------|-----------|
| 13 RICHMOND AVENUE CARRUM DOWNS VIC 3201 | \$760,500 | 15-Aug-14 |
| 58 LYREBIRD DRIVE CARRUM DOWNS VIC 3201  | \$768,000 | 04-Apr-25 |
| 10 CICADA COURT CARRUM DOWNS VIC 3201    | \$703,000 | 14-Apr-25 |

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: 12 May 2025

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**13 RICHMOND AVENUE CARRUM  
DOWNS VIC 3201**

 3  1  2

Sold Price

**\$760,500**

Sold Date

**15-Aug-14**

Distance

**2.38km**



**58 LYREBIRD DRIVE CARRUM  
DOWNS VIC 3201**

 3  1  2

Sold Price

<sup>RS</sup> **\$768,000**

Sold Date

**04-Apr-25**

Distance

**1.92km**



**10 CICADA COURT CARRUM  
DOWNS VIC 3201**

 3  1  -

Sold Price

<sup>RS</sup> **\$703,000**

Sold Date

**14-Apr-25**

Distance

**0.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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