

## 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

1 PETREL COURT 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

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$577,449

Property type

Land

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

50 TRAFFORD ROAD CARRUM DOWNS VIC 3201	\$305,453	19-Apr-22

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: 23 September 2023

**50 TRAFFORD ROAD CARRUM  
DOWNS VIC 3201** -  -  -

Sold Price

**\$305,453**

Sold Date

**19-Apr-22**

Distance

**2.17km**

RS = Recent sale

UN = Undisclosed Sale

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