

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

6/28 Madisson Crescent 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2020

to

31 May 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

9 Botany Drive Carrum Downs VIC 3201	\$605,000	09-Mar-21
1/10 Redgum Avenue Carrum Downs VIC 3201	\$625,200	06-May-21
4/10 Redgum Avenue Carrum Downs VIC 3201	\$608,000	27-Mar-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: 17 June 2021


9 Botany Drive Carrum Downs VIC 3201
 3  2  1

Sold Price

\$605,000

Sold Date

09-Mar-21

Distance

1.49km

1/10 Redgum Avenue Carrum Downs VIC 3201
 3  2  2

Sold Price

^{RS} **\$625,200**

Sold Date

06-May-21

Distance

1.56km

4/10 Redgum Avenue Carrum Downs VIC 3201
 3  2  1

Sold Price

^{RS} **\$608,000**

Sold Date

27-Mar-21

Distance

1.56km
RS = Recent sale

UN = Undisclosed Sale

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