

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 Blossom Way 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

\$435,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 May 2019

to

30 Apr 2020

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

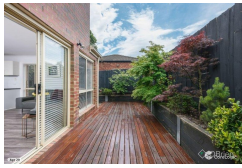
Date of sale

34/41-43 Cadles Road Carrum Downs VIC 3201	\$476,000	26-Feb-20
17/10 Hall Road Carrum Downs VIC 3201	\$455,000	09-Jan-20
2/35 McCormicks Road Carrum Downs VIC 3201	\$475,000	11-Nov-19

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.~~

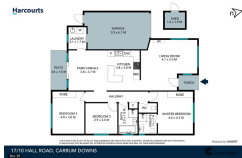
This Statement of Information was prepared on: 11 May 2020


34/41-43 Cadles Road Carrum Downs VIC 3201
 3  2  2

Sold Price

\$476,000

Sold Date **26-Feb-20**

Distance **0.44km**

17/10 Hall Road Carrum Downs VIC 3201
 3  2  1

Sold Price

\$455,000

Sold Date **09-Jan-20**

Distance **1.37km**

2/35 McCormicks Road Carrum Downs VIC 3201
 3  2  2

Sold Price

\$475,000

Sold Date **11-Nov-19**

Distance **1.5km**
RS = Recent sale

UN = Undisclosed Sale

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