

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

5/25 LATS AVENUE 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

\$430,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,750

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2021

to

31 May 2022

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

4/70 PROTEA STREET CARRUM DOWNS VIC 3201	\$505,000	11-May-22
13/67 BRUMBYS ROAD CARRUM DOWNS VIC 3201	\$450,000	16-Dec-21
10/70 PROTEA STREET CARRUM DOWNS VIC 3201	\$440,000	27-Feb-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: 08 June 2022



**4/70 PROTEA STREET CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price ^{RS} **\$505,000** ^{UN} Sold Date **11-May-22**

Distance **0.35km**



**13/67 BRUMBYS ROAD CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price **\$450,000** Sold Date **16-Dec-21**

Distance **0.48km**



**10/70 PROTEA STREET CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price **\$440,000** Sold Date **27-Feb-22**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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