

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

2/151 HALL ROAD 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

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Mar 2022

to

28 Feb 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

55/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$485,000	04-Mar-23
1 NADA WAY CARRUM DOWNS VIC 3201	\$470,000	02-Dec-22
23/50 PROTEA STREET CARRUM DOWNS VIC 3201	\$445,000	02-Nov-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: 25 March 2023


**55/11 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

 2
  1
  1

Sold Price

^{RS} **\$485,000** Sold Date **04-Mar-23**

Distance **0.82km**

**1 NADA WAY CARRUM DOWNS
VIC 3201**

 3
  2
  1

Sold Price

^{RS} **\$470,000** Sold Date **02-Dec-22**

Distance **0.22km**

**23/50 PROTEA STREET CARRUM
DOWNS VIC 3201**

 2
  1
  2

Sold Price

^{RS} **\$445,000** Sold Date **02-Nov-22**

Distance **0.26km**
RS = Recent sale

UN = Undisclosed Sale

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