

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

8/10 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

\$520,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2023

to

31 Dec 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

1/38 WHIMBREL CRESCENT CARRUM DOWNS VIC 3201	\$535,000	13-Jul-23
17/41-43 CADLES ROAD CARRUM DOWNS VIC 3201	\$490,000	31-Jul-23
2/12 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	-	01-Aug-23

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: 04 January 2024



1/38 WHIMBREL CRESCENT CARRUM DOWNS VIC 3201

3 1 1

Sold Price

\$535,000

Sold Date

13-Jul-23

Distance

1.07km



17/41-43 CADLES ROAD CARRUM DOWNS VIC 3201

3 1 1

Sold Price

\$490,000

Sold Date

31-Jul-23

Distance

1.08km



2/12 BRUNNINGS ROAD CARRUM DOWNS VIC 3201

3 1 1

Sold Price

- Sold Date

01-Aug-23

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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