

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/37 Broderick 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,500

*House

*Unit

X

Suburb

Carrum Downs

Period-from

01 Dec 2017

to

30 Nov 2018

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 six 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
13/36 Hall Road Carrum Downs VIC 3201	\$410,000	18-Jul-18
23/20 Robin Drive Carrum Downs VIC 3201	\$437,500	05-Nov-18
3/51 Hall Road Carrum Downs VIC 3201	\$440,000	14-Jul-18

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 six months.~~

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13/36 Hall Road Carrum Downs VIC 3201

Sold Price

\$410,000

Sold Date

18-Jul-18

3 1 2

Distance

0.24km



23/20 Robin Drive Carrum Downs VIC 3201

Sold Price

\$437,500

Sold Date

05-Nov-18

2 1 1

Distance

0.39km



3/51 Hall Road Carrum Downs VIC 3201

Sold Price

\$440,000

Sold Date

14-Jul-18

2 1 1

Distance

0.58km

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