

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

5/27 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

\$489,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2020

to

31 May 2021

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

11/20 Robin Drive Carrum Downs VIC 3201	\$585,000	17-Apr-21
2/5 Plover Place Carrum Downs VIC 3201	\$599,000	27-Mar-21
1/137 Ballarto Road Carrum Downs VIC 3201	\$465,000	15-Mar-21

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 2021



11/20 Robin Drive Carrum Downs VIC 3201

Sold Price

RS

\$585,000

Sold Date

17-Apr-21

 3  2  1

Distance

0.13km



2/5 Plover Place Carrum Downs VIC 3201

Sold Price

RS

\$599,000

Sold Date

27-Mar-21

 3  2  1

Distance

1.56km



1/137 Ballarto Road Carrum Downs VIC 3201

Sold Price

\$465,000

Sold Date

15-Mar-21

 3  2  1

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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