

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

1/297 McCormicks 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

\$635,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2021

to

31 Dec 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

14 Sunflower Circuit Carrum Downs VIC 3201	\$645,000	04-Nov-21
26/59 Cadles Road Carrum Downs VIC 3201	\$658,000	02-Dec-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: 12 January 2022


**14 Sunflower Circuit Carrum Downs
VIC 3201**

Sold Price

\$645,000

Sold Date

04-Nov-21


3



2



2

Distance

1.94km

**26/59 Cadles Road Carrum Downs
VIC 3201**

Sold Price

^{RS} **\$658,000**

Sold Date

02-Dec-21


3



2



2

Distance

1.15km
RS = Recent sale

UN = Undisclosed Sale

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